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 4  2  1  



# Broadlands Road, Southampton

## Offers In Excess Of £300,000



**\*\*NO ONWARD CHAIN\*\***

Located in sought after Broadlands Road in Swaythling, situated just a stone's throw from Southampton University Highfield Campus and the City Centre is this excellent opportunity offering both a family home or, a rental investment/ HMO with C4 use (currently let out on a rolling contract at £1400 pcm.).

This property comprises of a reception, kitchen, four double bedrooms and two separate shower rooms with W.C. The front of the house offers a pretty front lawn with pathway, with the rear garden being part hard standing and part laid to lawn. A garage with rear access provides storage space or potential for off road parking. Further, this property benefits from gas central heating and double glazing.

Tenure: Freehold  
Council Tax band: C  
EPC: D

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## KEY FEATURES

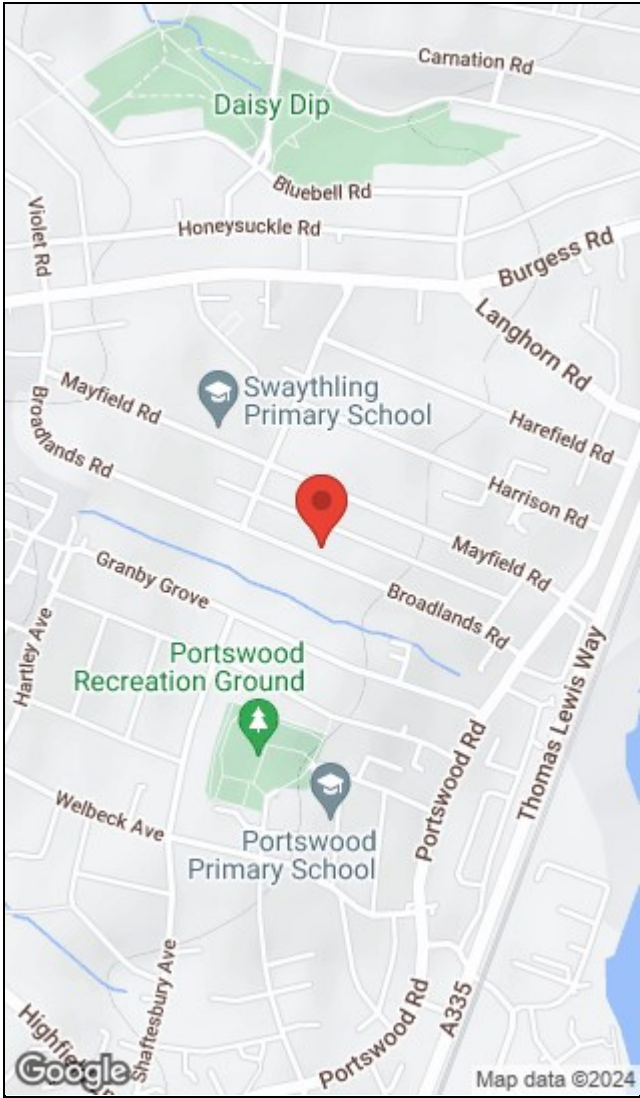
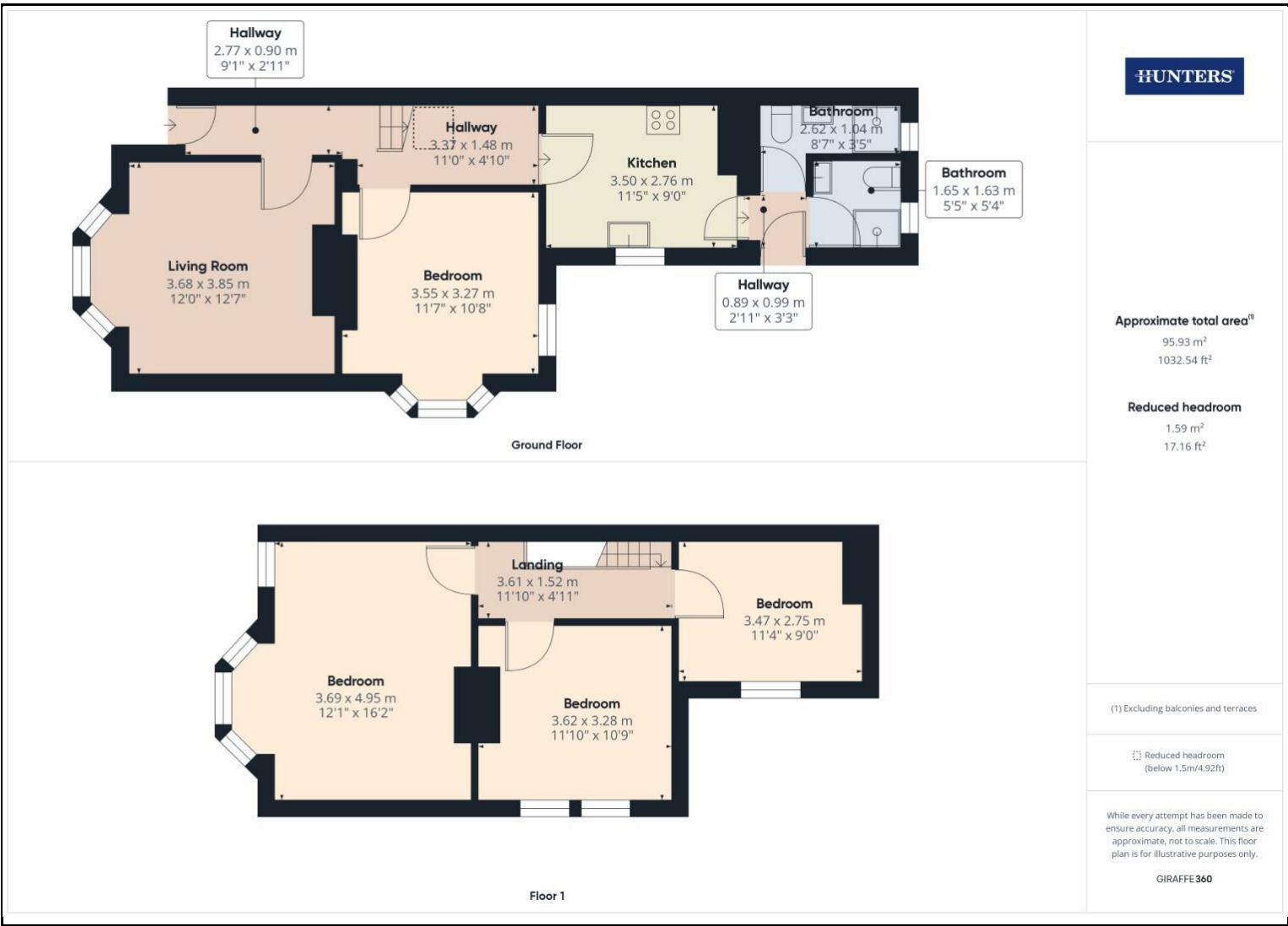
- THREE/ FOUR BEDROOMS
  - NO CHAIN
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
- CURRENTLY LET OUT AT £1400pcm
- AMMENTIES WITHIN WALKING DISTANCE
  - 0.5 MILES FROM THE UNIVERSITY OF SOUTHAMPTON
  - TWO SHOWER ROOMS
  - EXCELLENT COMMUTER LINKS
  - HMO WITH C4 USE











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>68</b>	<b>81</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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