


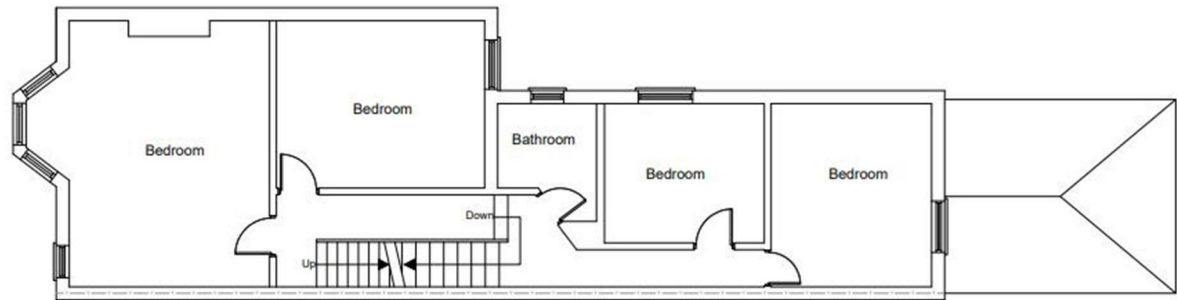


Chimney Pots
ESTATE AGENTS

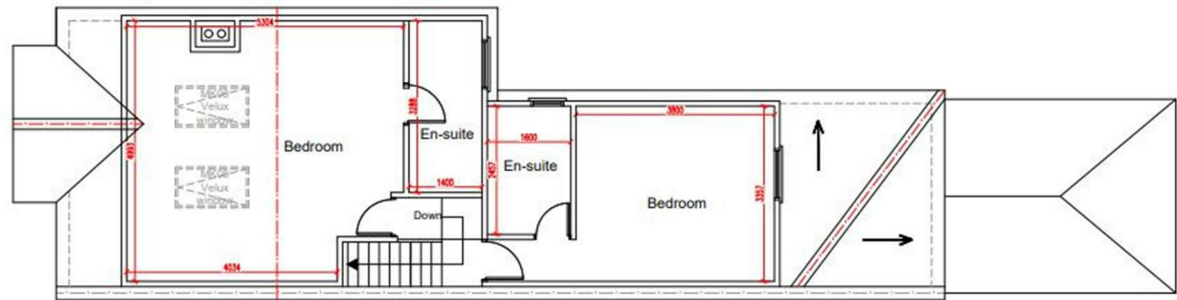
YOUR HOME • OUR PASSION



Portsmouth Road, Woolston, Southampton
Guide Price £475,000



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT PLAN
SCALE 1:100



- Investment opportunity with C4 planning approved for 6 bedrooms
 - Yield over 9% with each room generating £750 pcm
- Great location being a short distance from the city centre and within walking distance of the train station
 - Large driveway allowing parking for several vehicles
 - Planning approved for loft conversion
 - Landscaped rear garden with summer house
 - EPC C

Offered for sale is this stunning Victorian semi-detached house located in the sought-after area of Woolston. This property offers an exciting opportunity for investors with C4 planning approved for a House in Multiple Occupation (HMO) and further planning approved for a loft conversion adding two additional bedrooms, both with en-suites. The seller currently lives on the first floor and has let out two rooms on the ground floor and has adapted the property to suit his needs.

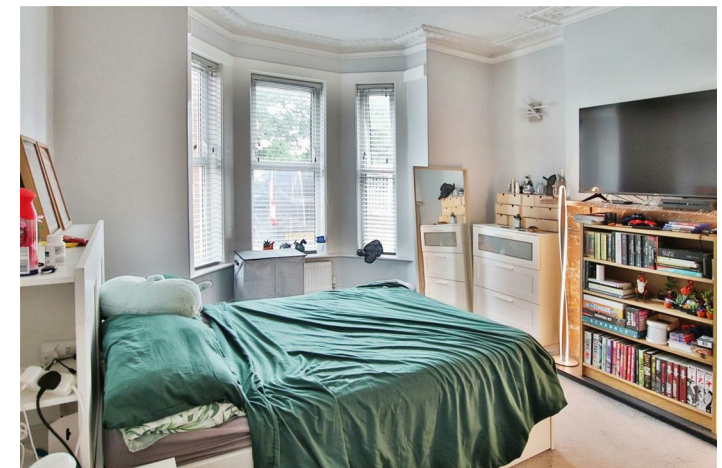
To view the planning documents and conditions go to:
<https://planningpublicaccess.southampton.gov.uk/online/applications/applicationDetails.do?activeTab=summary&keyVal=SBPU8HOZHDN00>

Built circa 1900, the property offers bright, spacious accommodation comprising two bedrooms, a modern bathroom, additional wc, kitchen, and communal reception room on the ground floor, whilst the first floor offers three further bedrooms, a large four piece bathroom, and a utility/wc.

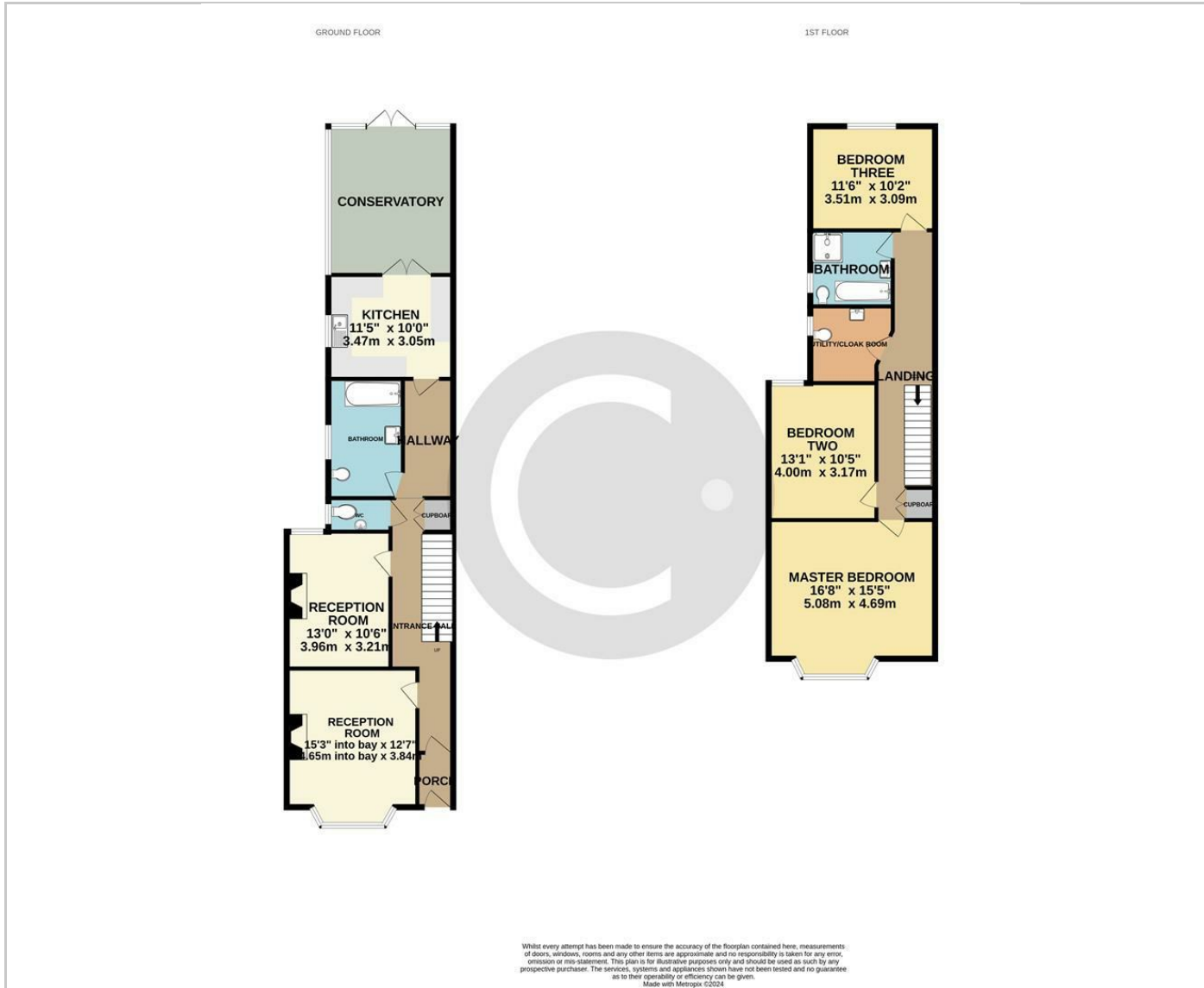
Outside, the property features an exceptional garden ideal for entertaining and low maintenance, as well as a gated driveway for multiple vehicles. The current estimated rental income per room stands at £750pcm inclusive of bills, offering a yield of over 9% with 5 rooms and potentially over 11% with the potential for 6 rooms.

With excellent transport links and nearby amenities, including shops, restaurants, and schools, this property is perfect for those seeking a convenient and comfortable lifestyle. Don't miss this incredible investment opportunity - book your viewing today!

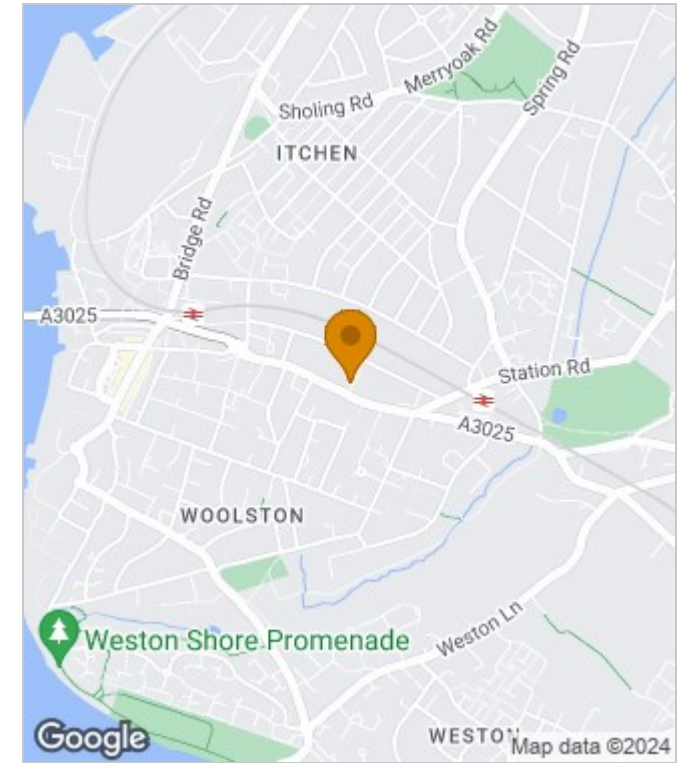
Council Tax Band: C



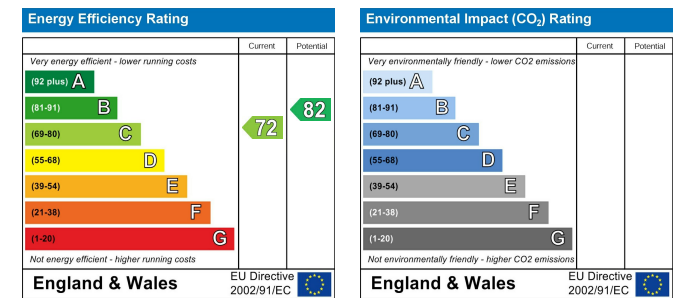
Floor Plans



Area Map



Energy Performance Graph



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