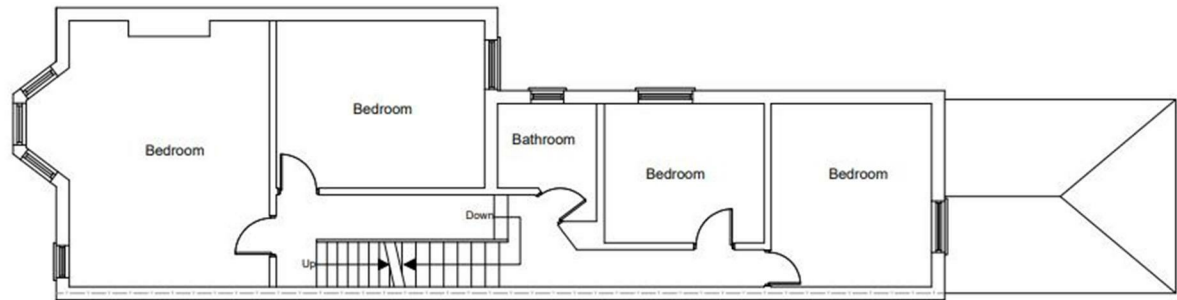


Chimneypots

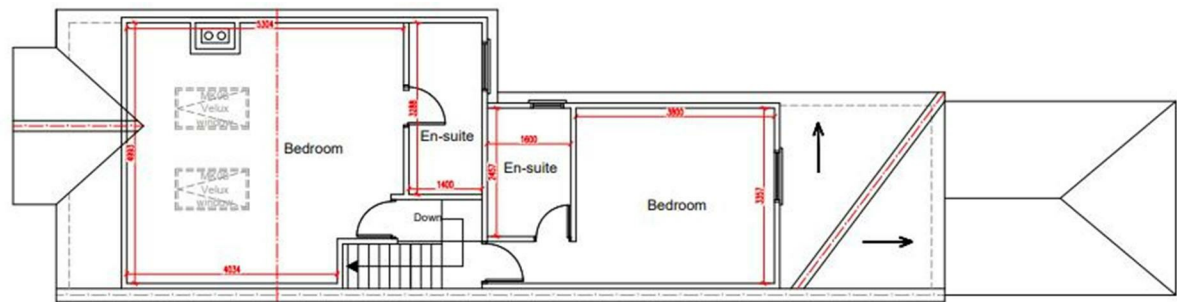
ESTATE AGENTS

YOUR HOME • OUR PASSION

Portsmouth Road, Woolston, Southampton
£400,000



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 return the property to a typical residential home, some basic modifications would be needed, alternatively the seller can have this completed between exchange & completion.

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.

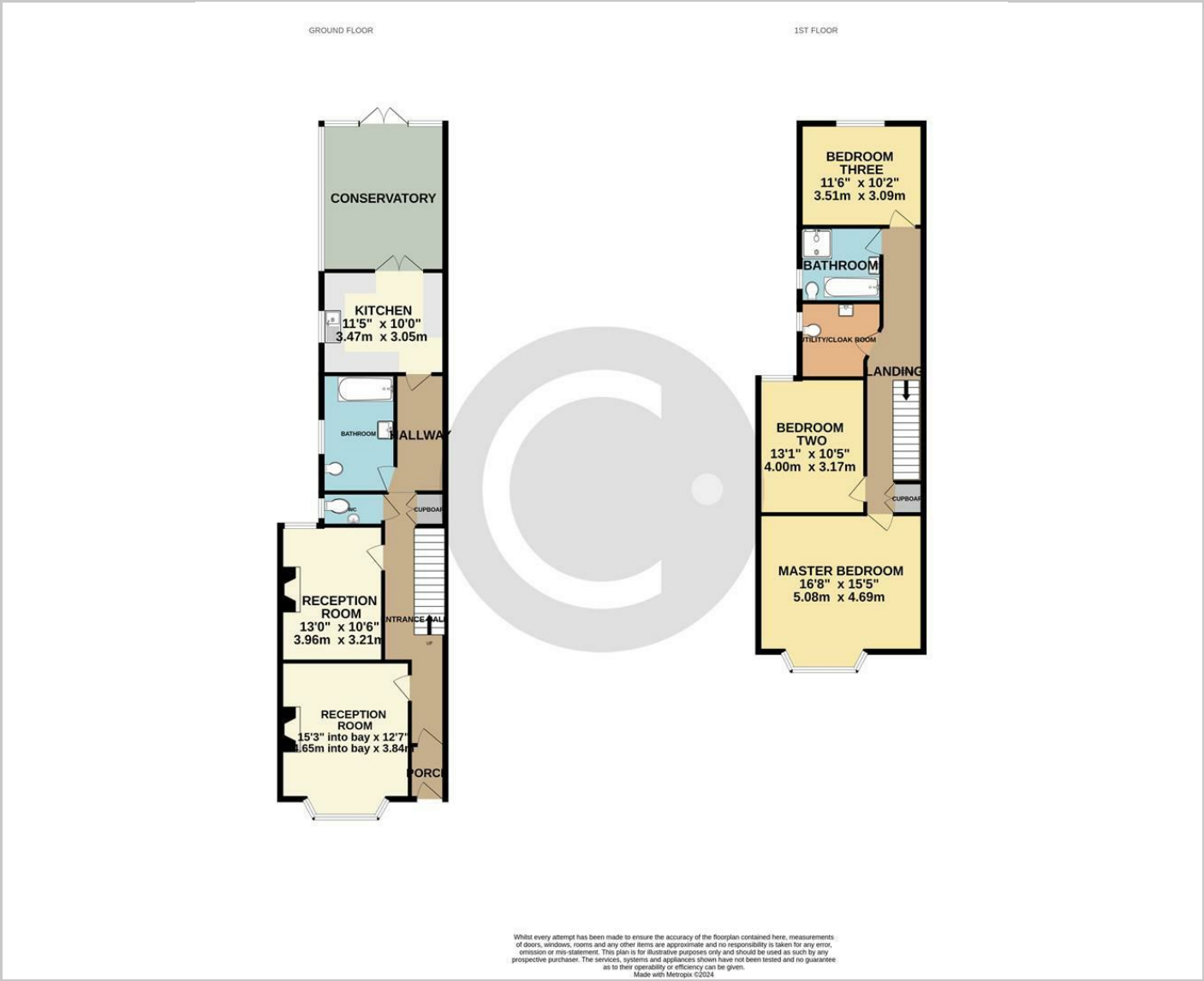
Outside, the property features an exceptional garden ideal for entertaining and low maintenance, as well as a gated driveway for multiple vehicles. The current estimated rental income per room stands at £750pcm inclusive of bills, offering a yield of over 9% with 5 rooms and potentially over 11% with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



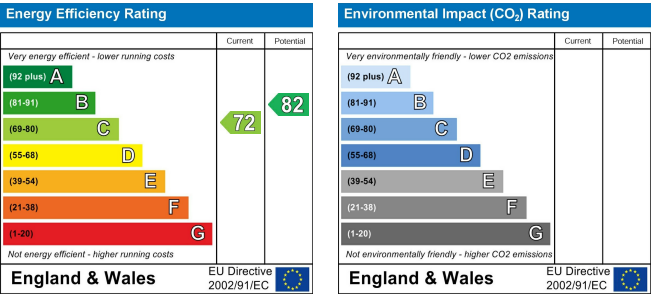
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.