

*Superbly Maintained and Presented 27 Room  
HMO (Reg 34) in Desirable Residential Area  
First Time Available in 47 Years*



**STEPPING STONES**  
6-10 THOROLD ROAD, BITTERNE PARK, SO18 1JB

**goadsby**



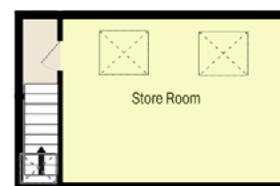
## GROUND FLOOR



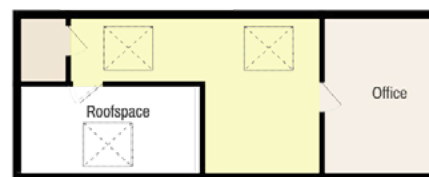
## FIRST FLOOR



## SECOND FLOOR (8)



## SECOND FLOOR (10)



## LOCATION

Bitterne Park Triangle (local shopping & dining) approx. 250 yards. Riverside Park approx. 350 yards. Bitterne Railway Station 0.5 miles. Southampton Solent University approx. 2 miles. Southampton City Centre just over 2 miles. Southampton (Eastleigh) Airport approx. 2.5 miles.

## FEATURES

Extremely well maintained and presented. Letting accommodation over 2 floors only. High occupancy rate with tenant waiting list. UPVC double glazing. Full gas fired central heating with 3 boiler rooms. PIR lighting. Large garden with 3 secure bike sheds. On site parking for 10/11 vehicles. HMO established in 2009. First time available in 47 years.

## SUMMARY OF ACCOMMODATION

27 Letting Rooms (17 en-suite, 2 en-suite WC's). 4 Lounges. 3 Dining Rooms. 3 Kitchens. 3 Shower Rooms. 1 Bathroom. 3 WC's. **NB** The roofspaces offer immediate opportunity for the creation of additional letting accommodation.

## TRADING & BUSINESS

The business presently generates an income of approximately £15,500 p.c.m., however, there is genuine scope to increase this figure significantly.

## LICENCES/PERMISSIONS

The property has full planning consent and an HMO Licence for 34 people in 27 households with potential to be increased.

## RATEABLE VALUE

Council Tax Band "G". Information taken from the Valuation Office Agency website.

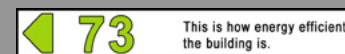
## TENURE

Freehold

## PRICE

£2.25 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## EPC RATING







H334902



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