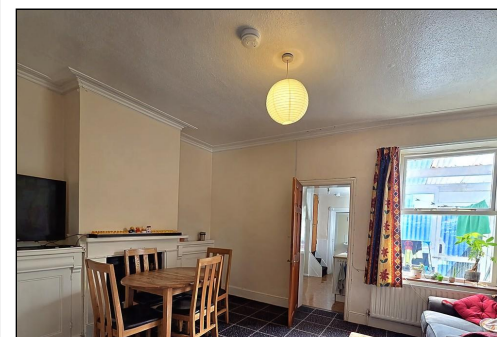


KINGS
ESTATES

GUIDE PRICE
£325,000

Avenue Road, Southampton, SO14 6TU **Freehold**



Welcome to Avenue Road

SUMMARY DESCRIPTION

Kings Estates is proud to present this end terrace four-bedroom investment property with C4 planning, currently occupied by long term tenants as an HMO. Ideally located in the heart of Southampton within walking distance to Solent University, the City Centre, and local transport links. Offered to investment buyers only, the property is currently operating as a House in Multiple Occupation and benefits from four generous bedrooms, a communal sitting room, kitchen, utility room, upstairs WC, and a downstairs bathroom. On-street permit parking is available. Ideal for landlords looking for a fully compliant and well-situated investment opportunity.

MAIN DESCRIPTION

Situated in the heart of Southampton, this four-bedroom end of terrace property benefits from C4 planning with the ability to obtain a full HMO license through Southampton City Council. It is an ideal investment opportunity for landlords. The home is laid out with one bedroom on the ground floor and the remaining three on the first floor, with a central family bathroom downstairs and a separate WC upstairs for added convenience.

The communal sitting room offers a double glazed window, radiator, decorative fireplace, and both TV and internet points. The fitted kitchen is equipped with wall and base units, integrated oven and hob, stainless steel sink and drainer, space for appliances, and access to the rear garden. The adjoining utility room provides a separate area for laundry.

Bedroom 1 is located on the ground floor, while Bedrooms 2, 3, and 4 are all found upstairs along with the

WC. Each bedroom is well sized and benefits from fitted wardrobes and electric heating.

Externally, there is a private lawned rear garden with side access and a covered bike storage area. The front garden is paved and there is unrestricted on-street permit parking available. With excellent rental demand from students and young professionals, this property offers strong yield potential and immediate income for investors.

ACCOMMODATION

Entrance Hall

Access to ground floor rooms and stairs to first floor.
Under-stairs storage and radiator.

Dining Room / Sitting Area

11.39 ft x 14.92 ft

Double glazed window to rear aspect, radiator, decorative fireplace, TV and internet points.

Kitchen

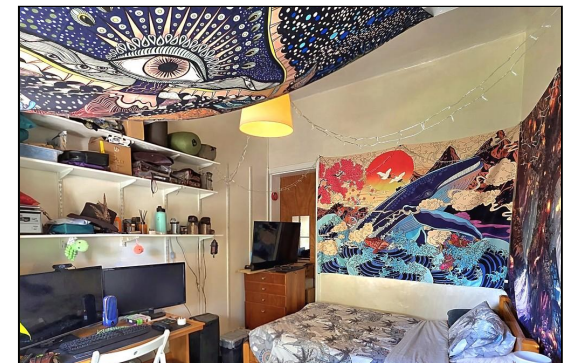
11.39 ft x 8.83 ft

Wall and base units, stainless steel sink and drainer, electric oven and hob, location for gas boiler, space for washing machine and dryer, rear access, double glazed window to side aspect, and radiator.

Utility Room

Adjoining the kitchen with appliance space.

EPC Rating: 68D
Council Tax Band: B





Floorplan



Property Features

- C4 PLANNING USE
- FOUR DOUBLE BEDROOMS
- TWO WASHROOM FACILITIES
- COMMUNAL SITTING ROOM
- MODERN KITCHEN AND UTILITY
- END TERRACE POSITION
- SIDE ACCESS AND BIKE STORAGE
- ORIGINAL FEATURES
- PERMIT PARKING AVAILABLE
- STRONG RENTAL YIELD POTENTIAL

Kings Estates

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rightmove

The Property Ombudsman

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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