

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 well-maintained four-bedroom end of terrace investment property with C4 planning, situated in a popular central location within walking distance of Southampton City Centre, Solent University, and main transport links. Offered to investment buyers only, this freehold house currently operates as a shared rental property and benefits from four good-sized bedrooms, a spacious lounge, modern kitchen, upstairs bathroom, separate downstairs WC, and a utility room. Permit-based on-street parking is available. This is an ideal opportunity for landlords looking to secure a fully compliant and conveniently located investment property in a high-demand rental area.

MAIN DESCRIPTION

This end of terrace four-bedroom property presents a fantastic investment opportunity, positioned within close proximity to Southampton City Centre, Solent University, and Southampton Central Station. The property benefits from C4 planning use, enabling continued shared occupancy under current permitted development rights. Fully compliant with safety and planning regulations, this property offers a ready-to-go buy-to-let opportunity with strong rental appeal and long-term income potential.

The ground floor provides a generous lounge with bay window, radiator, and TV and telecoms point. A modern fitted kitchen includes a stainless steel sink and drainer, electric hob and oven, and a full range of fitted wall and base units. A separate utility room houses the gas boiler, washing machine and dryer. Also on the ground floor is a

convenient WC and one of the four bedrooms, which is well-sized and includes freestanding wardrobes and a radiator.

Upstairs, the accommodation continues with three further double bedrooms, all of which are fitted with wardrobes and radiators. The upstairs family bathroom is neatly presented and comprises a shower cubicle, WC, vanity unit with basin, and radiator

Externally, the property offers a paved front forecourt, a low-maintenance private rear garden, and access to unrestricted permit-based on-street parking. With easy access to Portswood Road, the city centre, university buildings, and key transport routes, this property maintains consistently high occupancy and is ideal for professional or student tenants.

ACCOMMODATION

Lounge

11.68 ft x 11.93 ft

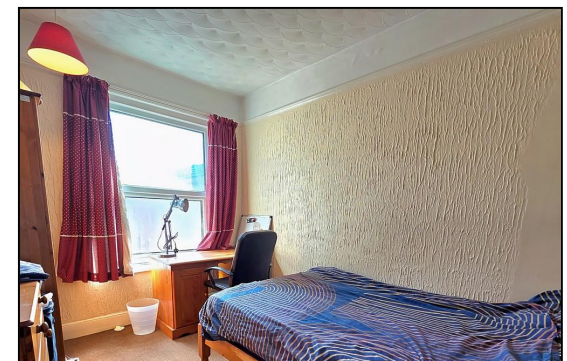
Bay window to front aspect, radiator, TV and telecoms points.

Kitchen

8.65 ft x 19.22 ft

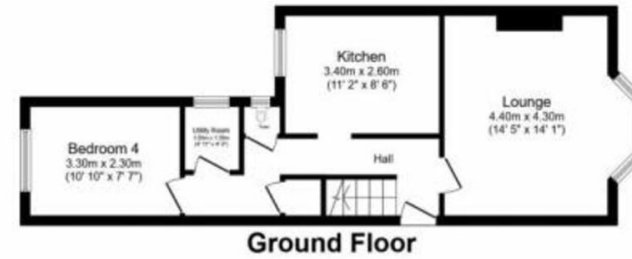
Fitted wall and base units, stainless steel sink and drainer, electric oven and hob, space for freestanding appliances, radiator, rear access.

EPC Rating: 66D
Council Tax Band: B





Floorplan



Total floor area 90.4 sq.m. (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Property Features

- C4 PLANNING USE
- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN
- SEPARATE UTILITY ROOM
- UPSTAIRS BATHROOM AND DOWNSTAIRS WC
- BAY FRONTED LOUNGE
- GAS HEATING THROUGHOUT
- FREEHOLD TENURE
- CENTRAL CITY LOCATION
- EXCELLENT INVESTMENT POTENTIAL

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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