

KINGS
ESTATES

GUIDE PRICE
£375,000

High Road, Southampton, SO16 2JE **Freehold**



Welcome to

High Road

MAIN DESCRIPTION

Kings Estates are pleased to present this well proportioned four bedroom detached bungalow situated on High Road, Southampton, within the popular Highfield area. The property is currently arranged as a student let and is offered to the market as an investment opportunity only, ideally positioned for access to the University of Southampton, Southampton Solent University, and key transport links.

The accommodation is arranged over a single level and provides flexible internal space suitable for student or HMO occupation. The entrance hall provides access to all principal rooms and benefits from a double glazed door, electric radiator, telephone and internet points, and access to loft space via a loft hatch.

The reception room offers a comfortable communal living space with double glazed window, electric storage heater, and ample room for seating and social use. This space works well as a shared lounge for occupants.

The fitted kitchen is well appointed with a range of wall and base units, work surfaces, and integrated appliances including an electric hob, electric oven, extractor hood, and stainless steel sink with drainer. A skylight provides excellent natural light, and the kitchen also benefits from tiled flooring and practical workspace for multiple occupants.

There are four well sized bedrooms within the property, each benefiting from double glazed windows, electric radiators, and built in wardrobes to selected rooms. All

bedrooms are well proportioned and suitable for individual student occupancy.

The property benefits from two bathrooms. One bathroom is fitted with a bath and overhead shower, wash hand basin set within a vanity unit, WC, and skylight. The second bathroom is fitted with a walk in shower enclosure, wash hand basin with vanity unit, WC, and natural light via skylight, providing practical facilities for multiple occupants.

Externally, the property offers a concrete front pathway with shared access. To the rear, there is a private garden laid to patio and lawn, with rear access, providing outdoor space suitable for tenant use. Off road parking is available for approximately three to four vehicles, a valuable feature for this location.

The property is served by mains electricity, mains water, mains drainage, electric storage heating, and fibre to the premises broadband.

This is a strong investment opportunity located within a proven student rental area, offering immediate appeal to landlords seeking a well located and practical HMO or student let property.

ACCOMMODATION

Entrance Hall

EPC Rating: **43E**

Council Tax Band:





Floorplan



Floor Plan

Floor area 73.5 sq.m. (791 sq.ft.)

Total floor area: 73.5 sq.m. (791 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Property Features

- **INVESTMENT BUYERS ONLY**
- **FOUR BEDROOM DETACHED BUNGALOW**
- **STUDENT LET AND HMO OPPORTUNITY**
- **SWAYTHLING LOCATION**
- **TWO BATHROOMS**
- **OFF ROAD PARKING FOR MULTIPLE VEHICLES**
- **ELECTRIC STORAGE HEATING**
- **FIBRE TO THE PREMISES BROADBAND**
- **PRIVATE REAR GARDEN**
- **STRONG RENTAL DEMAND AREA**

Kings Estates

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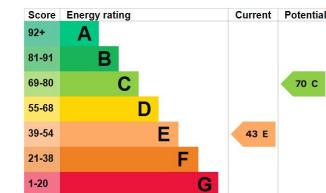
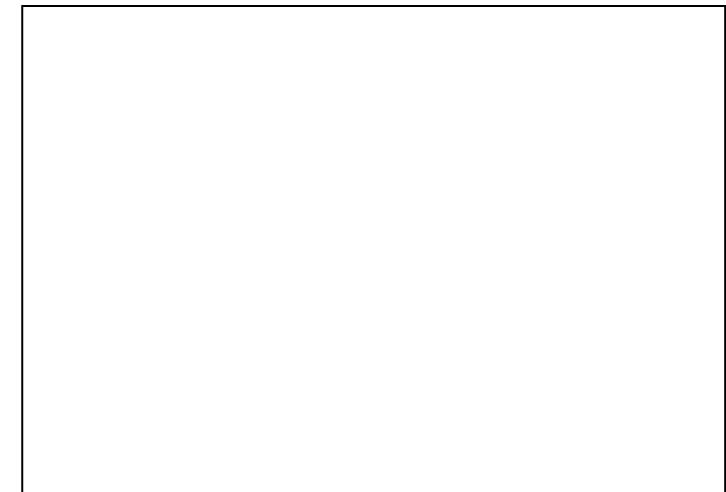
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 The Property Ombudsman

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



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