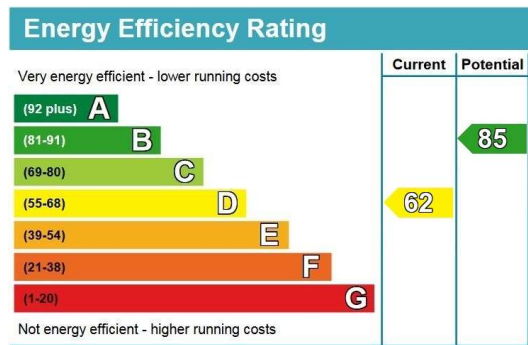




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



75 Broadlands Road, Swaythling, Southampton, Hampshire, SO17 3AP

4 bedrooms £325,000 Freehold

DESCRIPTION

Close to Southampton University is this Four bedroom HMO property with C4 usage and currently let until June 2027 for £1750pcm. The property is a short walk to the Highfield main campus and comprises of downstairs a communal lounge. Double bedroom. Fitted kitchen with a range of wall and base units and freestanding appliances. Three piece white bathroom suite. Upstairs there are three further double bedrooms. Double glazed throughout and gas central heating. Fully furnished. Outside is off road parking and to the rear is the garden mainly laid to lawn with a patio area.

LOCATION

Broadlands Road is situated in the sought after area of Portswood, within a short walk to Southampton University main campus. Portswood High Street is nearby and offers a range of individual shops and a variety of bars and restaurants as well as Waitrose and Sainsburys Superstores. Southampton Common with over 300 acres of parkland is within reach and Southampton University is within reasonable walking distance. The M27 and M3 motorway links are within comfortable travelling distance.

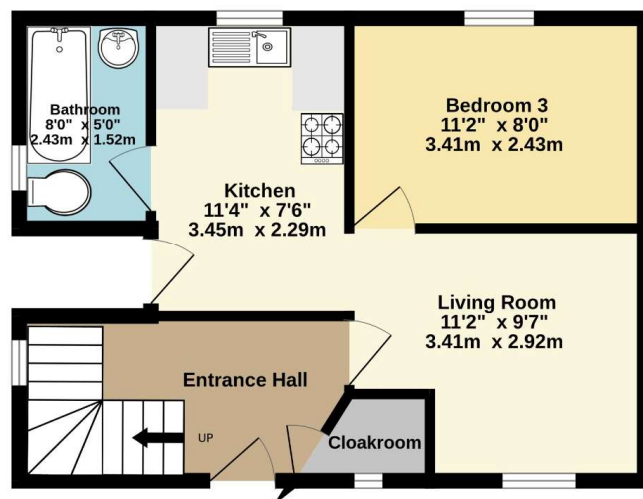
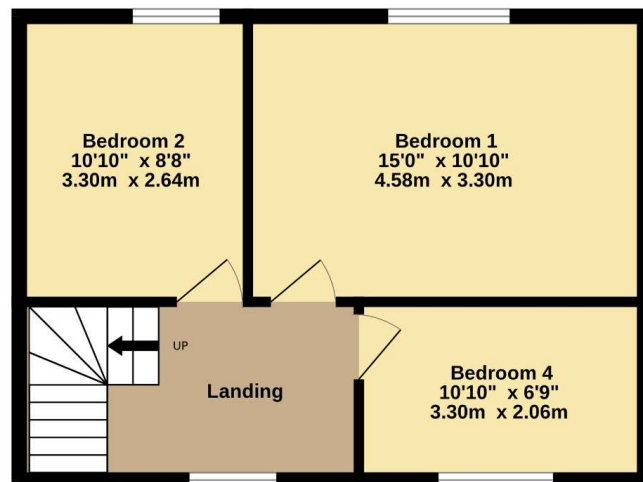
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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75 Broadlands Road, Swaythling, Southampton, Hampshire, SO17 3AP

Entrance Hall

Laminate flooring, Storage cupboard, stairs to first floor, door to:-

Living Room

Laminate flooring, double glazed window to front aspect, radiator, smooth walls and ceiling.

Bedroom Three

Laminate flooring, double glazed window to rear aspect, radiator, smooth walls and ceiling.

Kitchen

Matching wall and base units with black work surfaces and tiled splashbacks. Stainless steel sink with mixer tap. Freestanding gas oven with four-ring gas hob. Space and plumbing for washing machine and freestanding fridge/freezer. Double glazed window to rear aspect. Lino flooring. Combination boiler

Bathroom

Three piece white suite including panel bath with shower over. Pedestal sink. Low level W.C. Tiled walls. Extractor fan. Lino flooring. Double glazed window.

Landing

Doors to all bedrooms, loft access and double glazed window to front aspect.

Bedroom One

Carpeted flooring. Smooth walls and ceiling, built in wardrobes. Double glazed window to rear aspect.

Bedroom Two

Carpeted flooring. Smooth walls and ceiling. Double glazed window to rear aspect.

Bedroom Four

Carpeted flooring. Smooth walls and ceiling. Double glazed window to front aspect.

Outside

To the front of the property is off road parking and a lawn area. To the rear the garden is mainly laid to lawn. Shed and patio area.

COUNCIL TAX

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S8959/BP/090726/D1

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our offices in London Road proceed in a northerly direction along The Avenue turning right into Lodge Road and take a left hand turning into Portswood Road. Continue along this road for some distance, Broadlands Road can be found as a turning on the left hand side and number 75 can be found on the left hand side.