



HUNTERS[®]
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HUNTERS

Cromwell Road, Southampton

Offers In The Region Of £575,000



A rare opportunity to acquire a substantial property currently arranged as a six/ seven bedroom house plus a self-contained one-bedroom flat as a 'granny annexe' or a separate one-bedroom apartment providing rental income.

The property offers flexible accommodation and may be reconfigured (e.g. as two individual houses, or one very large house) subject to any necessary consents.

Situated in the heart of central Southampton, the property enjoys excellent access to the city centre, Southampton Central railway station, the universities, Southampton General Hospital and a wide range of local amenities, making it an attractive proposition for both owner-occupiers and investors alike.

* NOTE: This property is currently of two separate dwellings sold as one lot.

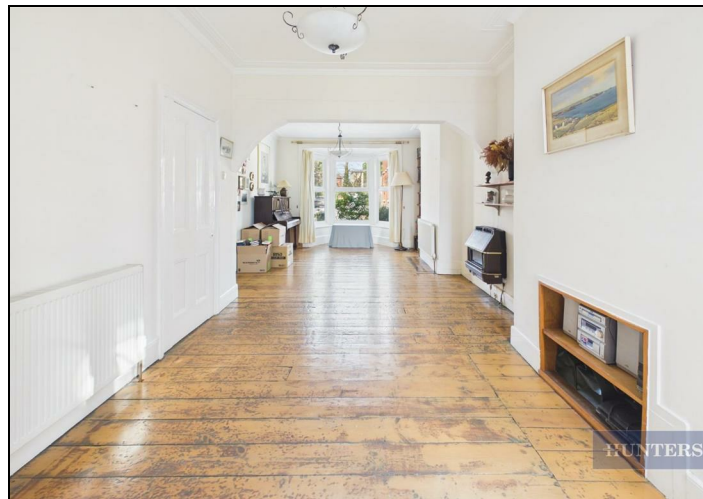
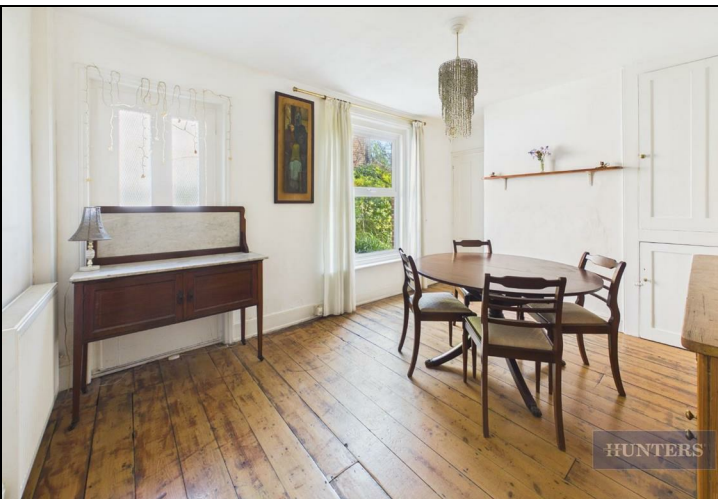
* One-bedroom Flat;
Tenure Type: Freehold
Council Tax Banding: A

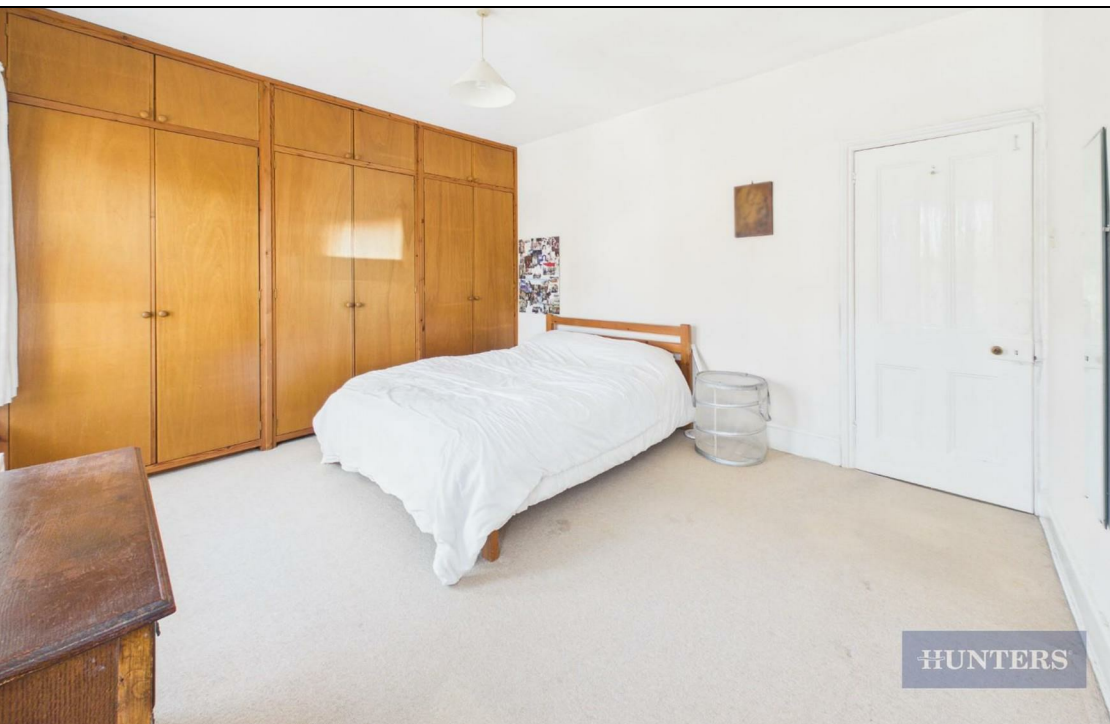
* Seven-bedroom House;
Tenure Type: Freehold
Council Tax Banding: C

Guide Price: £600,000 to £625,000

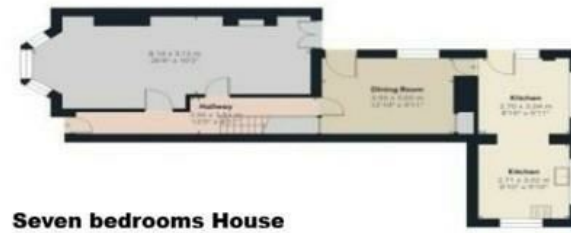
KEY FEATURES

- Seven-bedroom house
- Plus a one-bedroom ground-floor accessible flat
- Large rear garden and patio space
 - Ample storage
 - Two bay windows
 - Dining spaces
- A total of three full bathrooms
- Original Victorian features throughout
 - Versatile accommodation
 - Investment opportunity

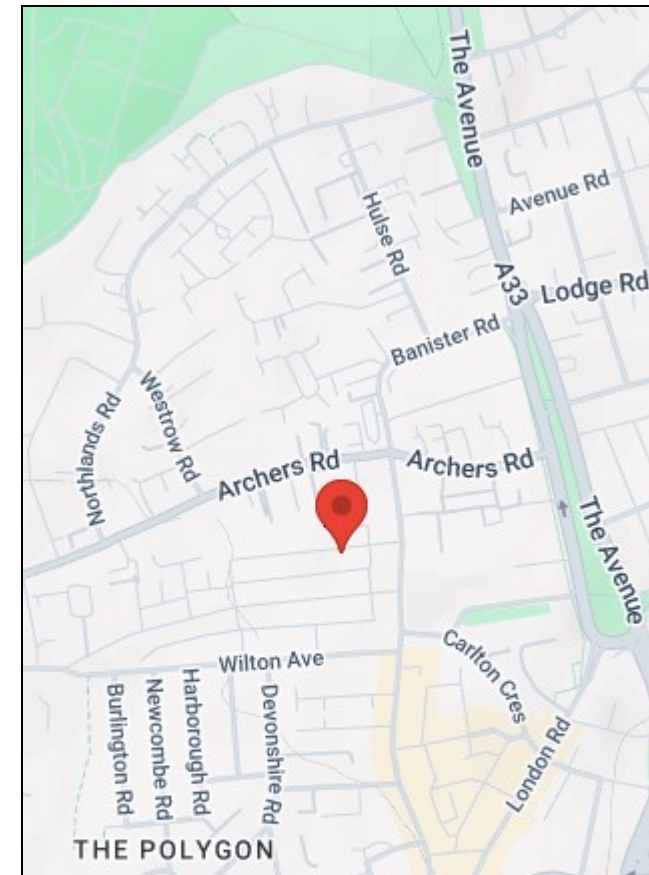








Sketch Only



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
			(1-20) G		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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