



£300,000
329 Burgess Road
SO16 3BA

*****INVESTMENT OPPORTUNITY!***** Situated on the popular Burgess Road and being in close proximity to The University of Southampton Highfield Campus, this four bedroom HMO is a rare opportunity for investors. The property features four bedrooms each with ensuite shower rooms, a communal fitted kitchen, two reception rooms, and additionally it benefits from gas central heating and double glazing. When the property is fully tenanted we expect it to achieve an annual income of approximately £30,000. This is one not to miss so call us now to arrange your viewing!





STORM PORCH

HALLWAY

BEDROOM ONE 12' 8" x 11' 2" (3.86m x 3.4m)

ENSUITE 2' 5" x 6' 3" (0.74m x 1.91m)

BEDROOM TWO 13' 3" x 11' 2" (4.04m x 3.4m)

ENSUITE 2' 5" x 6' 3" (0.74m x 1.91m)

KITCHEN 10' 7" x 6' 7" (3.23m x 2.01m)

LANDING

BEDROOM THREE 13' 3" x 11' 3" (4.04m x 3.43m)

ENSUITE 2' 5" x 6' 3" (0.74m x 1.91m)

BEDROOM FOUR 12' 8" x 11' 2" (3.86m x 3.4m)

ENSUITE 2' 5" x 6' 3" (0.74m x 1.91m)

RECEPTION ROOM (1) 7' 5" x 6' 7" (2.26m x 2.01m)

RECEPTION ROOM (2) 5' 8" x 5' 8" (1.73m x 1.73m)

GARDEN

GROUND FLOOR

1ST FLOOR



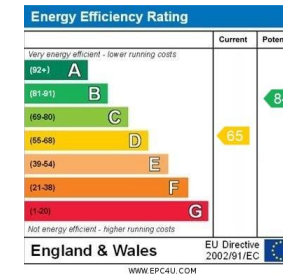
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Southampton City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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