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**HUNTERS**

# Cromwell Road, Southampton

## Offers In Excess Of £600,000



Located in the heart of central Southampton, this is a unique opportunity to acquire a dwelling currently arranged as two properties, comprising one house and one self-contained flat, all being sold as a single lot. Ideal for families requiring a large home (with the added value of a 'granny annexe' or separate one-bedroom apartment providing rental income), and equally for investors.

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.

Positioned in a highly sought-after central location, this is a versatile and appealing property for a large family or for investors looking to maximise returns.

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

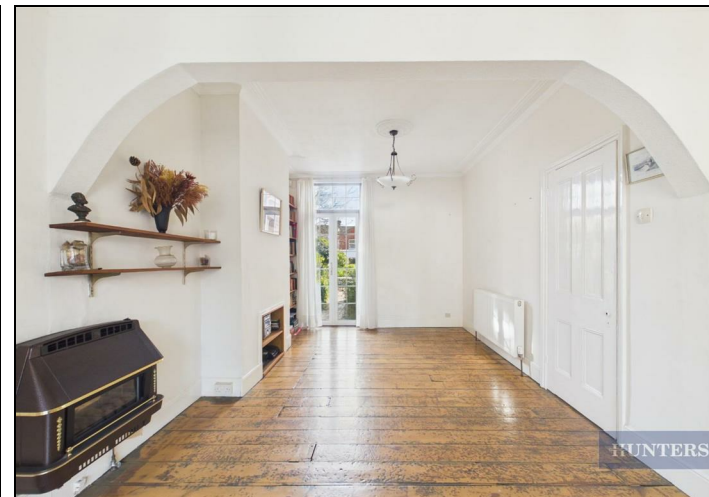
\* One-bedroom Flat;  
Tenure Type: Freehold  
Council Tax Banding: A

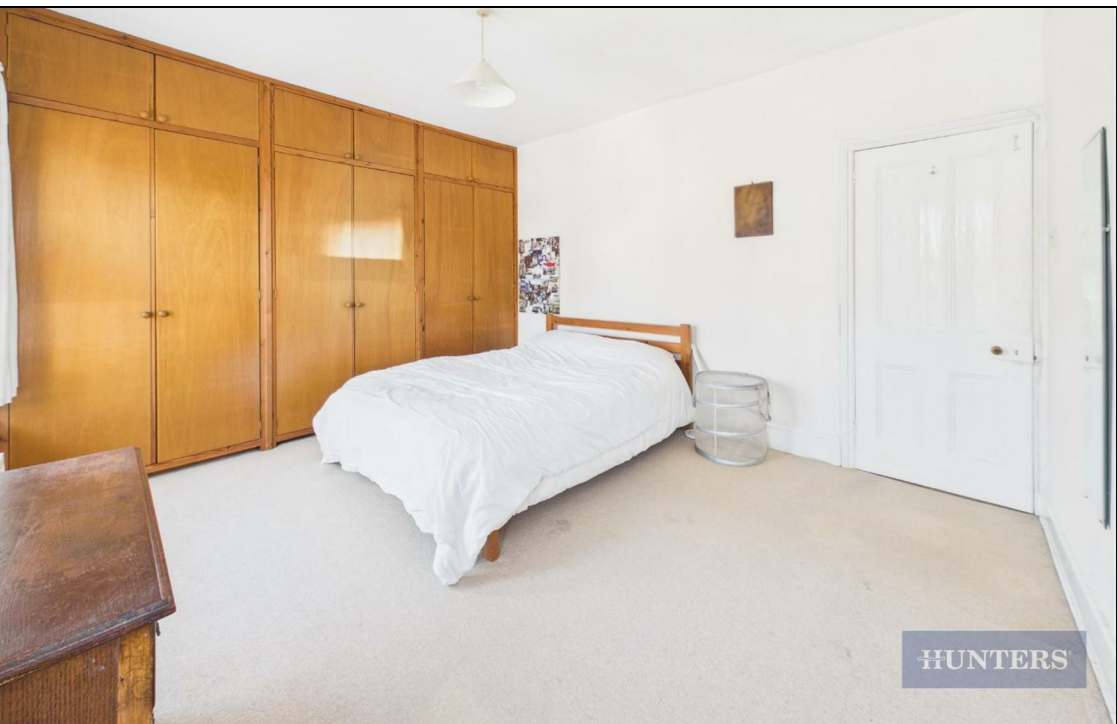
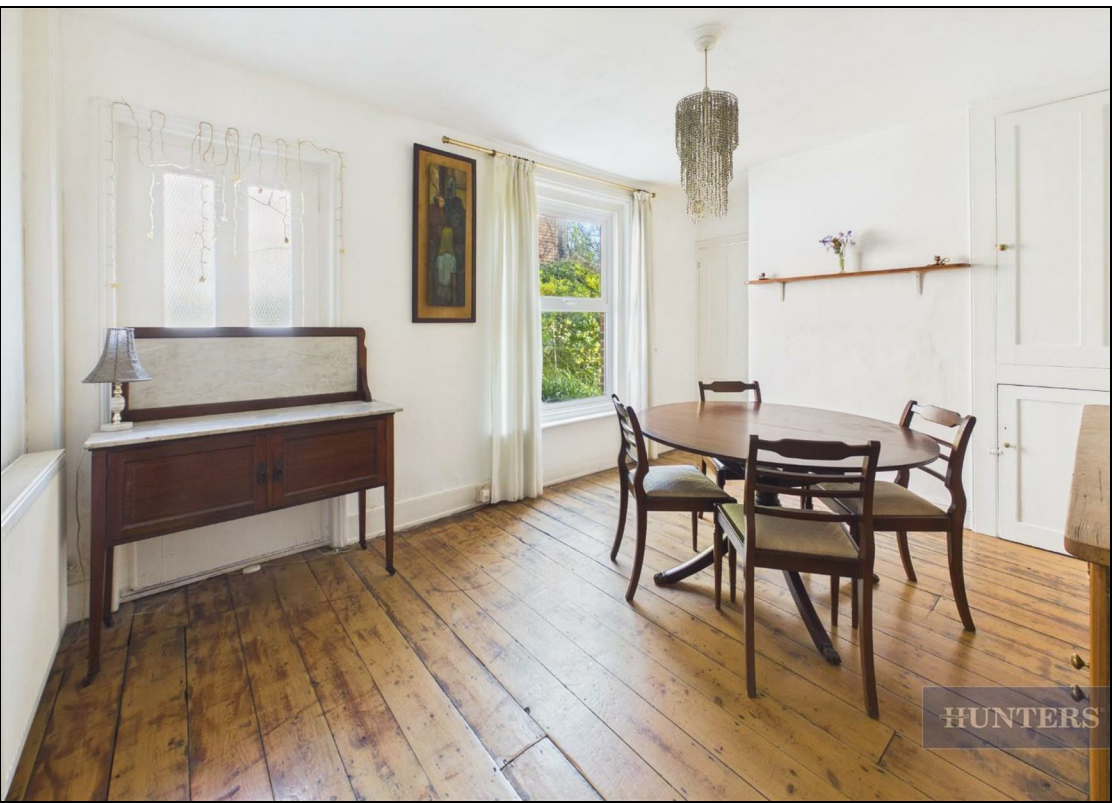
\* Seven-bedroom House;  
Tenure Type: Freehold  
Council Tax Banding: C

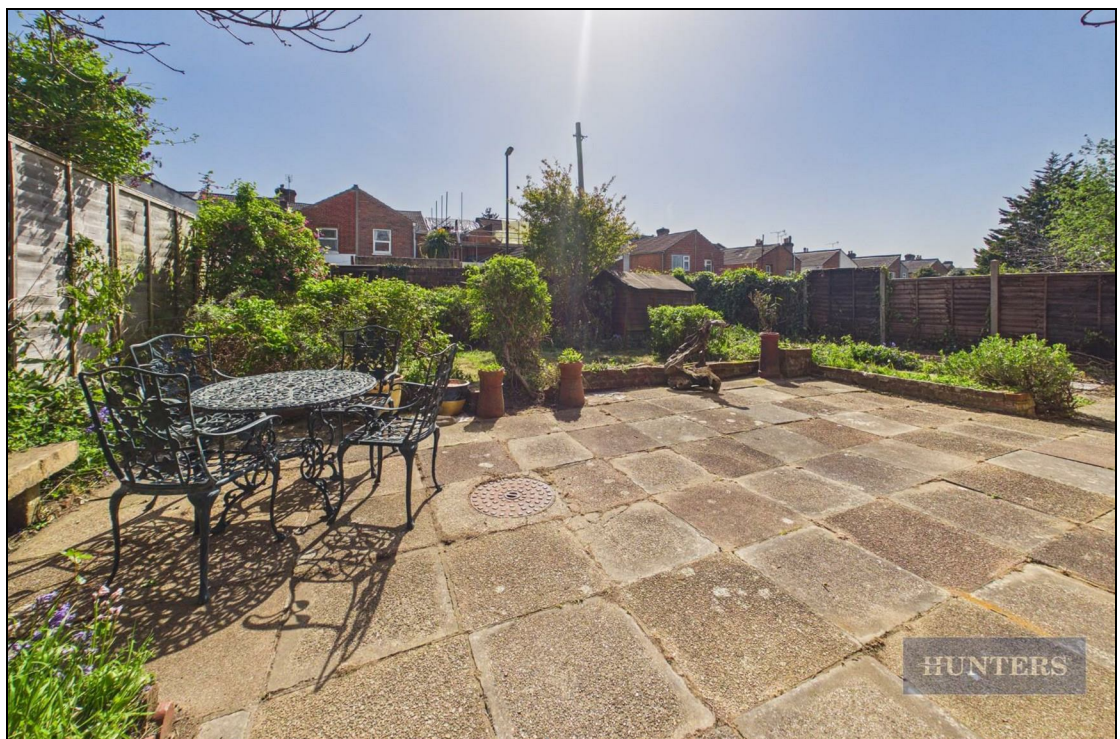
Guide Price: £600,000 to £625,000

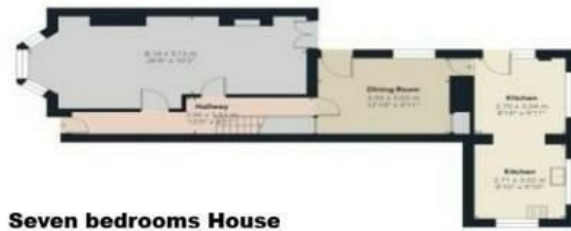
## KEY FEATURES

- 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







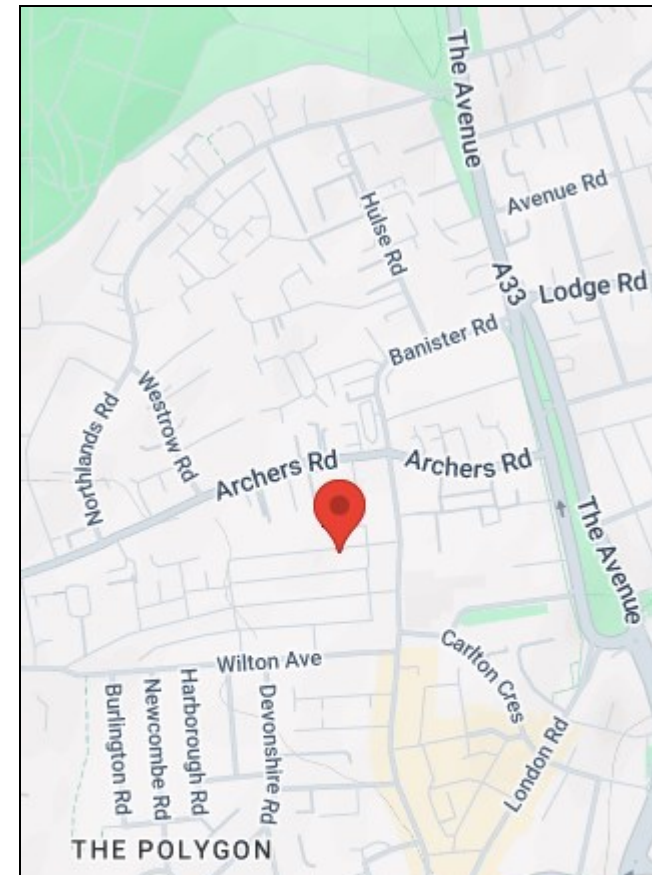


Seven bedrooms House

Sketch Only



One bedroom flat



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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