



## Hudson Road, Hampshire, PO5 1HD

### Asking Price £315,000

Here is a unique opportunity for a great investment .. to own a freehold property, that has been professionally converted to two separate dwellings.

The ground floor property is a one / two bedroom flat with a large conservatory and paved garden. The first floor property is a three bedroom flat with a small paved outside area.

Both flats are spacious and enjoy an abundance of natural light but they will both need a fair amount of updating and modernisation.

This property is perfect for investors but it could also be a sizeable four bedroom house for those who may look to convert it back to a single dwelling.

Historically the property has been an HMO but in most recent years both flats have been rented to families.

The property is centrally located and is close to shops, bars, cafes and bus routes with the seafront, Gunwharf and Portsmouth University within walking distance.

The property is one freehold title at Land Registry but the flats have been separated with Portsmouth City Council and the utility companies.

# Hudson Road, Hampshire, PO5 1HD

GFF Lounge / bedroom 13'0" x 11'7" (3.97 x 3.54)

GFF Bedroom 11'10" x 11'1" (3.63 x 3.38)

GFF Bathroom 5'4" x 6'11" (1.63 x 2.11)

GFF Kitchen / diner 23'6" x 10'4" (7.17 x 3.16)

GFF Conservatory 12'3" x 7'7" (3.75 x 2.32)

GFF WC 3'6" x 5'1" (1.08 x 1.55)

FFF Kitchen / diner 16'11" x 9'2" (5.16 x 2.81)

FFF Bathroom 13'0" x 5'6" (3.97 x 1.68)

FFF Bedroom 1 12'11" x 14'11" (3.94 x 4.55)

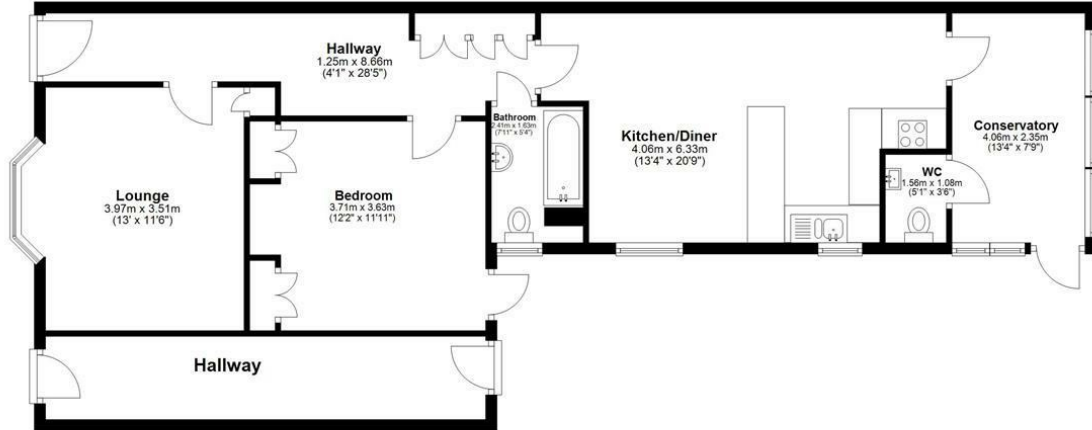
FFF WC 5'1" x 3'14'11" (1.57 x .96)

FFF Bedroom 2 11'4" x 11'3" (3.47 x 3.45)

FFF Bedroom 3 8'2" x 10'8" (2.50 x 3.26)

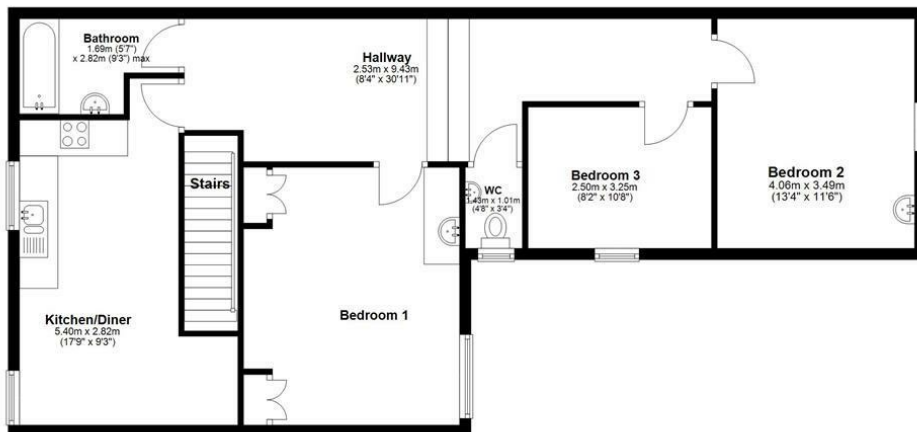
### Ground Floor

Approx. 95.7 sq. metres (1030.0 sq. feet)



### First Floor

Approx. 88.8 sq. metres (956.2 sq. feet)



Total area: approx. 184.5 sq. metres (1986.2 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 74      | 78        |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |