



RICHMONDS

## Emsworth Road, Shirley, Southampton, SO15 3LX

£275,000

A three-bedroom home situated in the convenient location of Shirley, Southampton. This property is currently being used as an HMO rental and offers a potential purchaser the chance to continue this avenue of investment subject to all of the relevant approvals.

The property boasts two receptions/bedrooms, a kitchen/diner and w/c to the ground floor. On the first floor, there are three further bedrooms and a bathroom.

Externally, there is an enclosed rear garden mainly laid to lawn.

The property boasts gas central heating, double glazing and is to be sold with no onward chain.

Emsworth Road sits just off Shirley High Street with its shops and local amenities a short walk away plus transport links serving further afield. Investment properties in this area are also very popular due to the proximity of Southampton General Hospital, Southampton University and Solent University.

### Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Not inspected

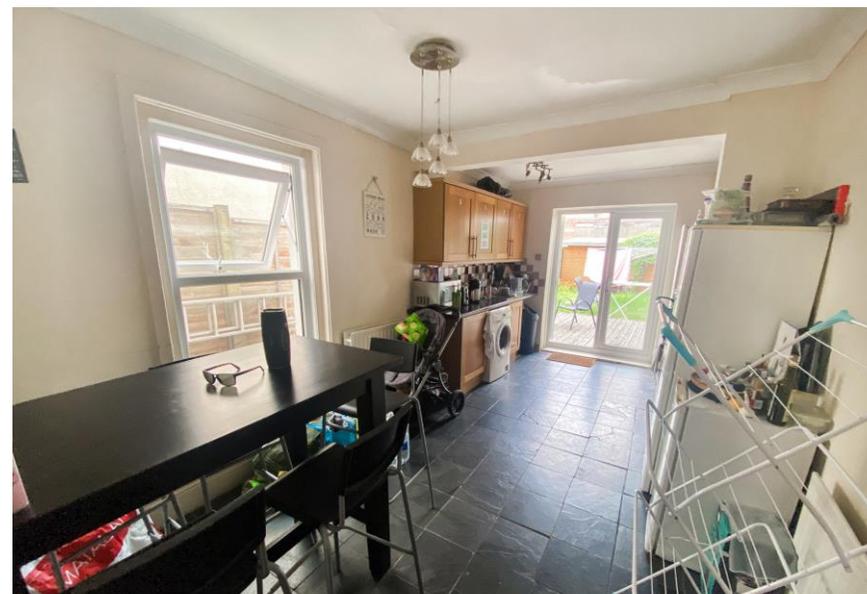
Energy Rating: TBC

Sellers Position: No onward chain

### Local Information:

Council Tax: B

Local Authority: Southampton City Council



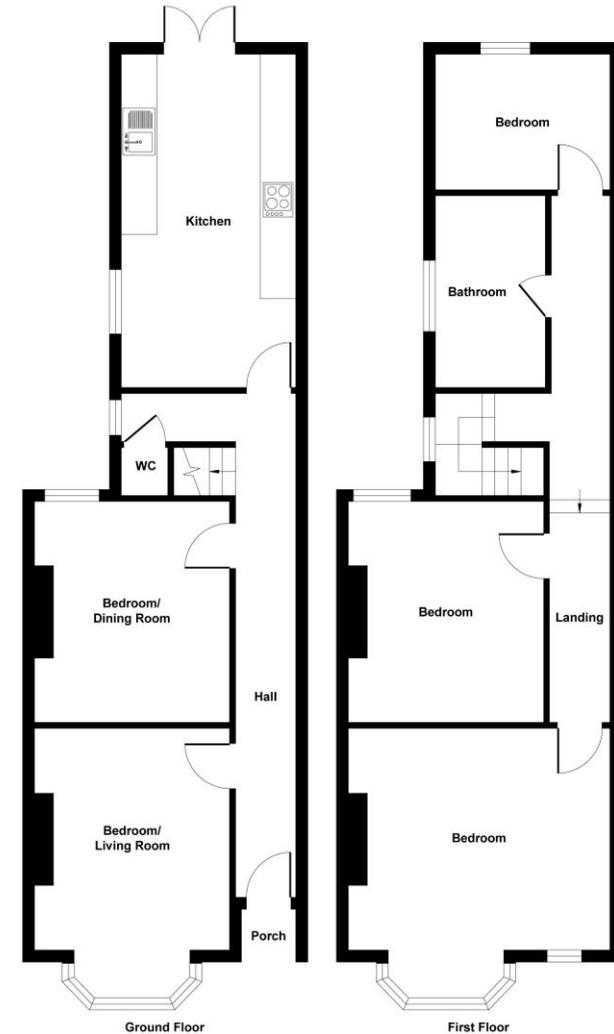
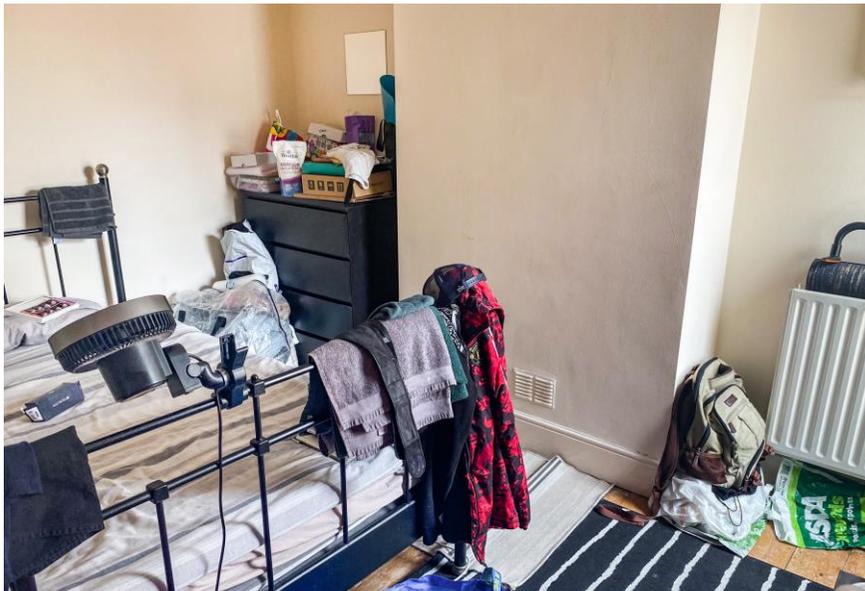


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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