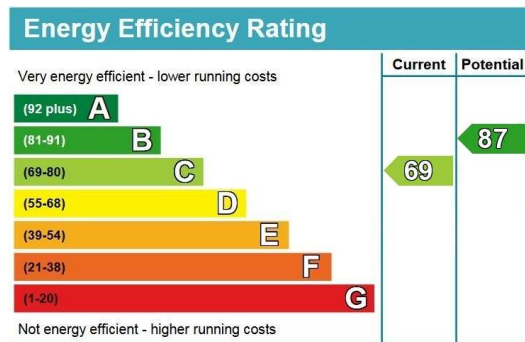




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



59 Brickfield Road, Portswood, Southampton, Hampshire, SO17 3AD

3 bedrooms £250,000 Freehold

DESCRIPTION

Investment opportunity to purchase this three bedroom HMO with C4 usage, let out for the 26/27 academic year. Offered for sale with no forward chain, this period, terraced property is located on a quiet residential street in the popular Portswood district close to Southampton University. Achieving £1500pcm. The property briefly comprises of an entrance hallway. Downstairs double bedroom with bay window. Communal Lounge with original fireplace. Fitted kitchen with door to back garden. On the first floor are two double bedrooms and a large three piece bathroom. Externally there is a private rear garden mainly laid to lawn. Permit parking for one car. Double glazed and gas central heating. Please enquire to the agent for more details.

LOCATION

Brickfield Road occupies a convenient position within the most sought after area of Portswood and is within the catchment area of excellent schools. Southampton University and Portswood shopping centre are both within reasonable walking distance. There is easy access to the M27 and M3 motorways with Southampton Parkway Station being within easy reach, giving access to London (Waterloo).

Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
Romsey – Southampton – Southsea – Waterlooville – West End - Winchester



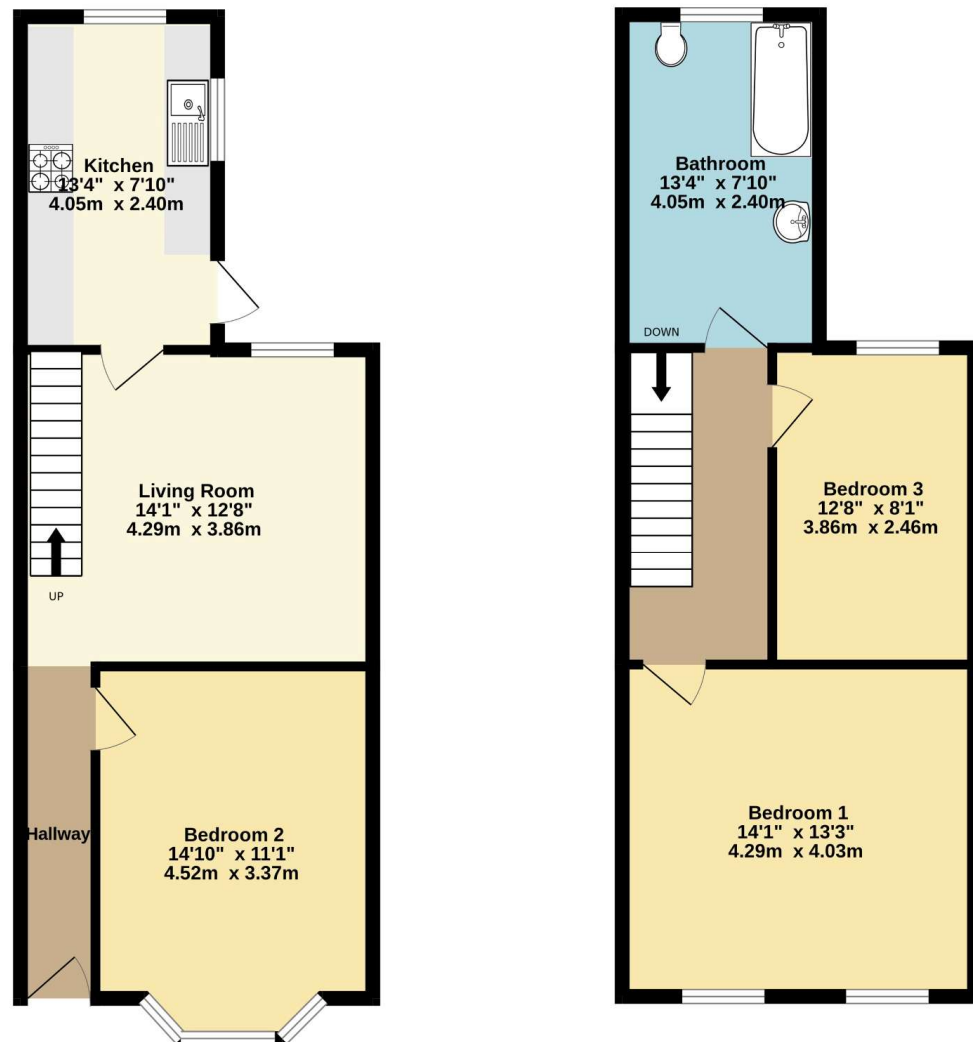
Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



59 Brickfield Road, Portwood, Southampton, Hampshire, SO17 3AD

Ground Floor
478 sq.ft. (44.4 sq.m.) approx.

1st Floor
469 sq.ft. (43.6 sq.m.) approx.



ENTRANCE HALL:

Picture rail. Radiator. Stairs to first floor. Doors to:-

BEDROOM 3:

Double glazed bay window to front aspect. Radiator. Carpeted flooring

LIVING ROOM:

Double glazed window to rear aspect. Radiator. Under stairs storage cupboard. Wooden flooring. Fireplace. Door to:-

KITCHEN:

Double glazed window to side and rear aspect. Single drainer sink unit with mixer tap and cupboard under. A range of eye level and base mounted kitchen units with roll top work surface over. Gas cooker. Washing machine. Fridge and freezer. Radiator. Wall mounted boiler. Laminate flooring. Door to rear garden.

FIRST FLOOR LANDING:

Loft hatch. Doors to all rooms.

BEDROOM ONE:

Two double glazed windows to front aspect. Fireplace. Radiator. Built-in storage to chimney recesses. Carpeted flooring.

BEDROOM TWO:

Double glazed window to rear aspect. Carpeted flooring. Radiator. Fireplace

BATHROOM:

Double glazed obscure glass window to rear aspect. Panel enclosed bath with mixer tap and shower over, wash basin and low level flush w.c. Radiator. Tiled splash back walls.

OUTSIDE:

The front garden is enclosed by a low brick wall with iron railing. Pathway to main entrance door.

The rear garden has a block paved patio. and lawn area.

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S8925/BP/020626/D2

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed onto The Avenue, take the right turn at the traffic lights onto Lodge Road. At the next set of traffic lights, turn left onto Portwood Road. Proceed through the shopping areas passing the new Sainsburys superstore. Proceed through the traffic lights and Brickfield Road can be found as the third turning on the left and number 59 is located on the left hand side.