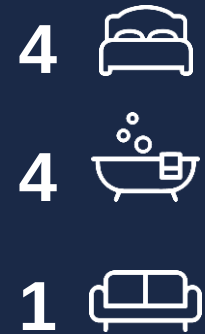


£330,000
72 Burlington Road
Southampton, SO15 2FQ

PROPERTY SUMMARY

INVESTMENT OPPORTUNITY! Situated on the popular Burgess Road and being in close proximity to The Polygon and Southampton Central Station, this four bedroom HMO is a rare opportunity for investors. The property features four bedrooms each with en-suite shower rooms, a communal fitted kitchen, communal living room, and also benefits from gas central heating and double glazing. The property is fully tenanted and is currently achieving an annual income of approximately £32,000. Contact Jeffries and Dibbens on 01329 888 328 for more information.





ENTRANCE HALL

ROOM ONE 14' 0" x 10' 10" (4.27m x 3.3m)

EN-SUITE 7' 9" x 2' 7" (2.36m x 0.79m)

COMMUNAL ROOM 14' 6" x 8' 8" (4.42m x 2.64m)

WC 7' 3" x 2' 7" (2.21m x 0.79m)

KITCHEN 11' 1" x 10' 0" (3.38m x 3.05m)

LANDING

ROOM TWO 14' 4" x 11' 4" (4.37m x 3.45m)

EN-SUITE 6' 7" x 2' 7" (2.01m x 0.79m)

ROOM THREE 11' 11" x 8' 8" (3.63m x 2.64m)

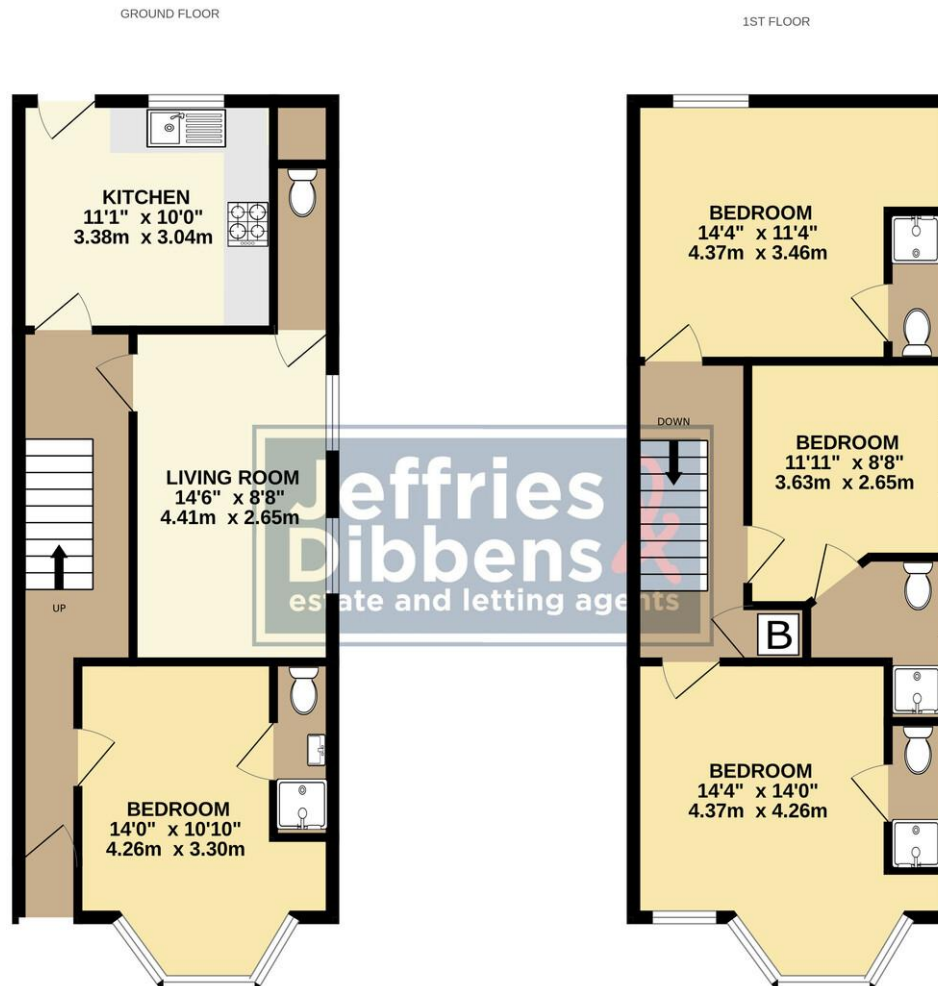
EN-SUITE 7' 10" max x 6' 2" (2.39m x 1.88m)

ROOM FOUR 14' 4" x 14' 0" (4.37m x 4.27m)

EN-SUITE 6' 6" x 2' 7" (1.98m x 0.79m)

REAR GARDEN Approx. 32' 0" (9.75m) in length





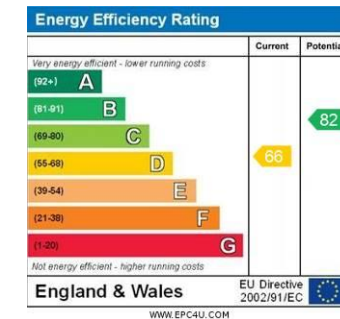
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 11/2026

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.

Jeffries Dibbens
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