

KINGS
ESTATES

£300,000

Honeysuckle Road, Southampton, SO16 3HQ **Freehold**



Welcome to

Honeysuckle Road

MAIN DESCRIPTION

INVESTMENT PROPERTY TENANTS IN SITU FOR INVESTORS ONLY

Kings Estates are pleased to present this investment opportunity located in the popular SO16 district of Southampton.

The property is a three bedroom semi detached house currently operating as an HMO and being sold with tenants in situ. This is an investment purchase only. The existing tenants cannot be removed and the property will transfer subject to the current occupational arrangements.

The ground floor accommodation comprises an entrance hall with under stairs storage, front aspect lounge with bay window and feature fireplace, separate dining room with open access to a study area, ground floor shower room, and fitted kitchen with side access to the garden. Upstairs, the first floor landing provides access to three bedrooms and a family bathroom. Two of the bedrooms are rear facing doubles and the principal bedroom is located to the front elevation.

Externally, the property benefits from dropped curb access providing off road parking for two vehicles, pedestrian access to the rear garden, and a fully enclosed rear garden laid to lawn with patio area, mature hedge and shrub borders, and outside storage sheds.

The property further benefits from gas central heating, mains utilities, and fibre to the premises broadband. This property represents a ready made investment opportunity within a consistently strong rental location.

ACCOMMODATION

Entrance Hall

Door to front elevation, smooth ceiling with coving, laminate flooring, under stairs storage cupboard, carpeted stairs to first floor, doors to principal rooms.

Lounge

Double glazed bay window to front elevation, smooth walls with picture rail, fireplace, laminate flooring, radiator.

Dining Room

Smooth ceiling with coving, laminate flooring, radiator, open access to study.

Study

Double glazed window to rear elevation, laminate flooring, door to shower room.

Shower Room

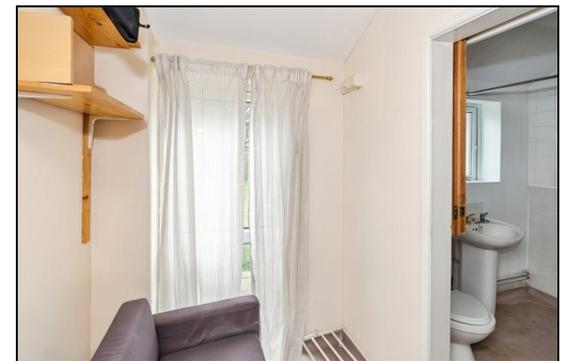
Ground floor shower room.

Kitchen

Double glazed window and door to side elevation, textured ceiling with coving, fitted wall and base units with work surfaces over, stainless steel inset sink with drainer and mixer tap, space and plumbing for appliances, tiled flooring.

Landing

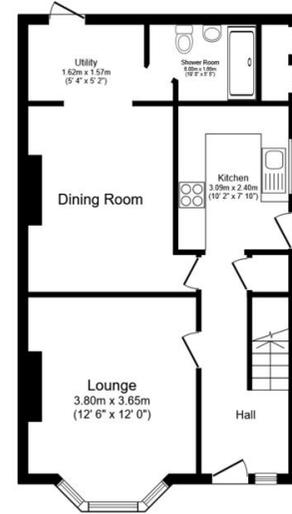
Double glazed window to side elevation, carpeted flooring, doors to all bedrooms and bathroom.



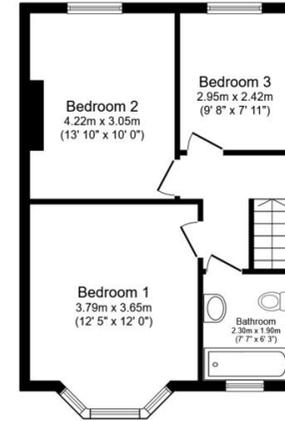
EPC Rating: 70C
Council Tax Band: C



Floorplan



Ground Floor
Floor area 55.6 sq.m. (598 sq.ft.)



First Floor
Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 101.3 sq.m. (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Features

- INVESTMENT PROPERTY ONLY
- TENANTS IN SITU
- VACANT POSSESSION NOT AVAILABLE
- THREE BEDROOM HMO
- FREEHOLD
- OFF ROAD PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- FIBRE BROADBAND AVAILABLE
- ESTABLISHED RENTAL LOCATION

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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