



HUNTERS[®]
HERE TO GET *you* THERE

8 3 1

HUNTERS[®]

Cromwell Road, Southampton

Offers In The Region Of £575,000



A rare opportunity to acquire a substantial property currently arranged as a six/ seven bedroom house plus a self-contained one-bedroom flat as a 'granny annexe' or a separate one-bedroom apartment providing rental income.

The property offers flexible accommodation and may be reconfigured (e.g. as two individual houses, or one very large house) subject to any necessary consents.

Situated in the heart of central Southampton, the property enjoys excellent access to the city centre, Southampton Central railway station, the universities, Southampton General Hospital and a wide range of local amenities, making it an attractive proposition for both owner-occupiers and investors alike.

* NOTE: This property is currently of two separate dwellings sold as one lot.

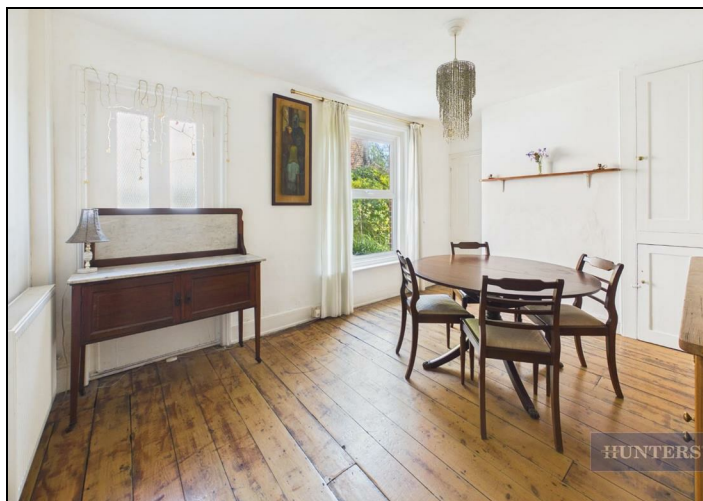
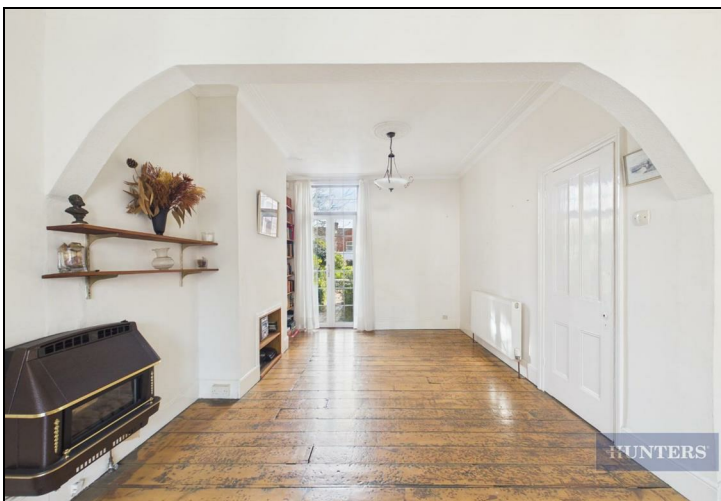
* One-bedroom Flat;
Tenure Type: Freehold
Council Tax Banding: A

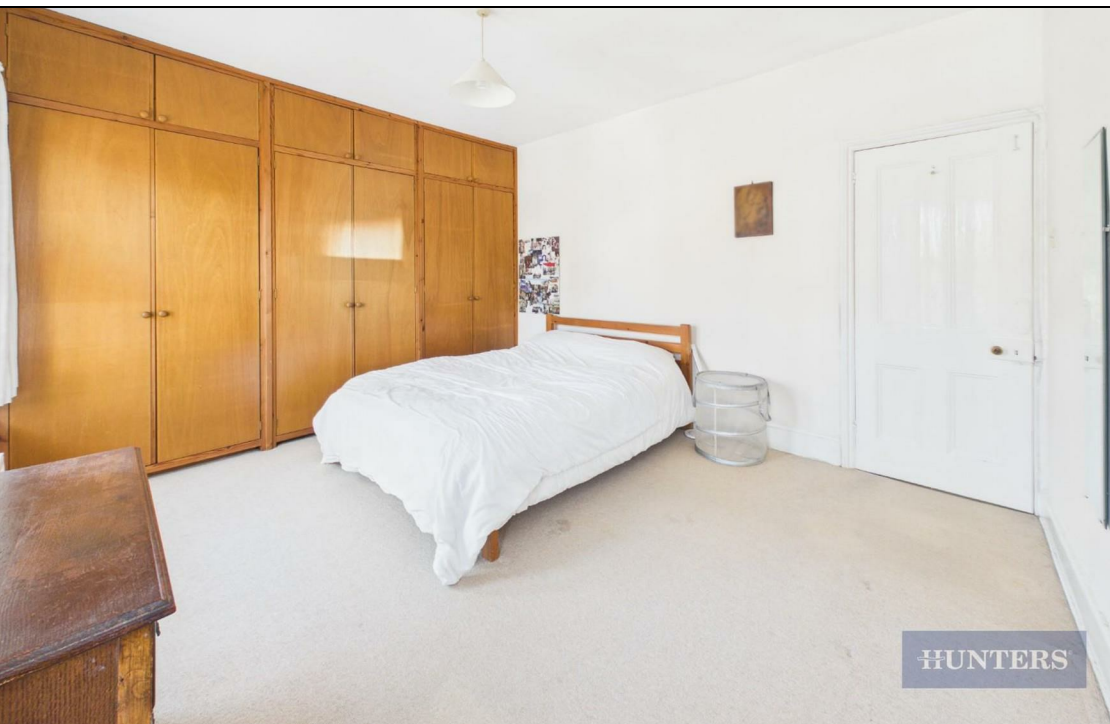
* Seven-bedroom House;
Tenure Type: Freehold
Council Tax Banding: C

Guide Price: £600,000 to £625,000

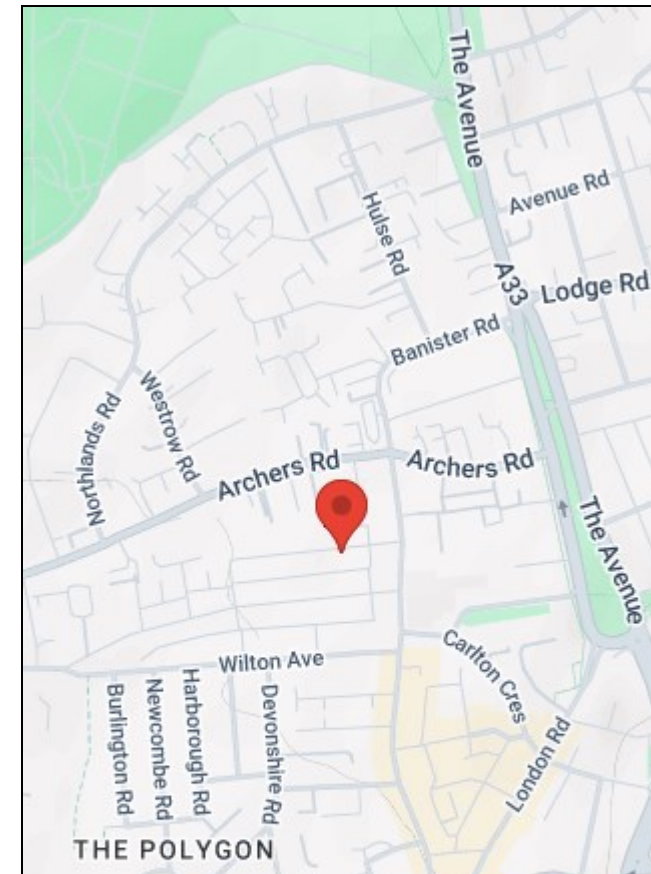
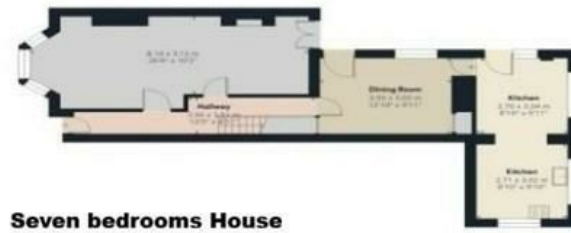
KEY FEATURES

- Seven-bedroom house
- Plus a one-bedroom ground-floor accessible flat
- Large rear garden and patio space
 - Ample storage
 - Two bay windows
 - Dining spaces
- A total of three full bathrooms
- Original Victorian features throughout
 - Versatile accommodation
 - Investment opportunity









Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	63	75	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	63	75
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.