




£369,000
361 Fawcett Road
Southsea, PO4 0LQ

RARE INVESTMENT OPPORTUNITY! A rare opportunity to acquire this terraced freehold building in Fawcett Road, Southsea, currently arranged as a seven bedroom house of multiple occupancy (HMO). The ground floor accommodation briefly comprises; two bedrooms, two WC's, shower room, fitted kitchen and two reception rooms. The first floor offers three bedrooms, while the second floor provides two further bedrooms along with an additional shower room. The property currently generates a combined annual rental income of £38,192 including bills, presenting an attractive opportunity for investors seeking a ready-made income-producing asset. Additional benefits include, gas central heating, double glazing, rear garden and no forward chain. A fantastic investment opportunity. Viewings strictly by appointment.

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PORCH

HALLWAY

BEDROOM THREE 12' 0" x 9' 10" (3.68m x 3.01m)

BEDROOM FIVE 11' 11" x 9' 10" (3.64m x 3.00m)

WC

RECEPTION ROOM 11' 3" x 8' 6" (3.45m x 2.61m)

KITCHEN 7' 6" x 8' 9" (2.31m x 2.67m)

HALLWAY

SHOWER ROOM

WC

RECEPTION ROOM 11' 5" x 8' 5" (3.50m x 2.58m)

FIRST FLOOR LANDING

BEDROOM SIX 8' 4" x 8' 7" (2.56m x 2.63m)

BEDROOM FOUR 12' 0" x 9' 8" (3.66m x 2.96m)

BEDROOM TWO 11' 11" x 12' 11" (3.65m x 3.95m)

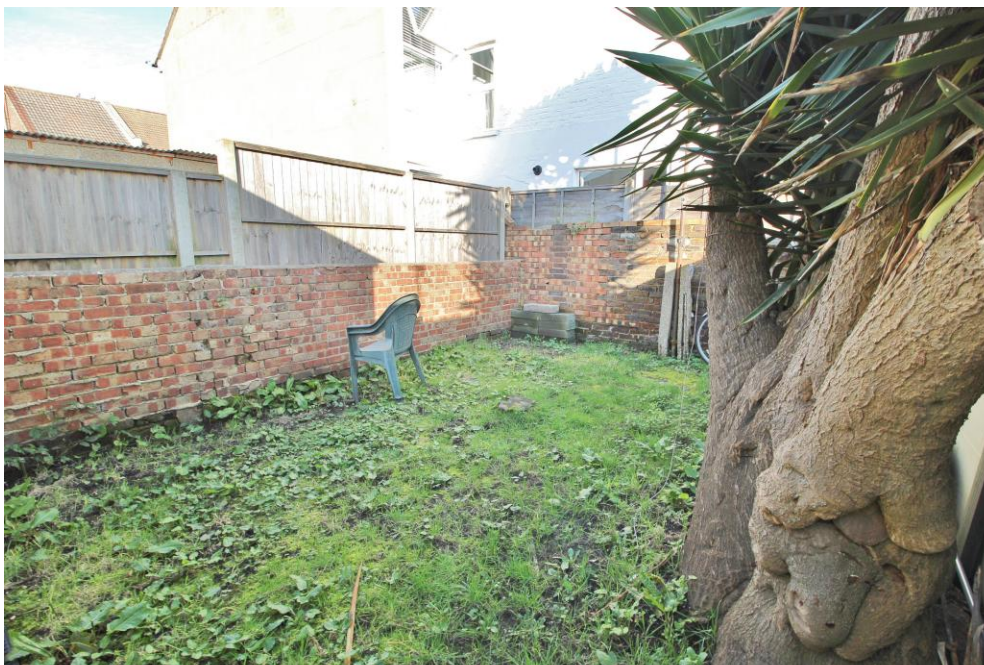
SECOND FLOOR LANDING

BEDROOM SEVEN 8' 6" x 8' 5" (2.61m x 2.57m)

SHOWER ROOM 5' 5" x 4' 10" (1.67m x 1.48m)

BEDROOM ONE 21' 8" x 12' 4" (6.61m x 3.76m)

GARDEN





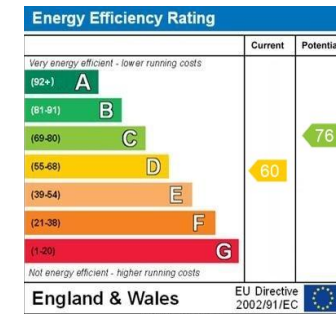
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk