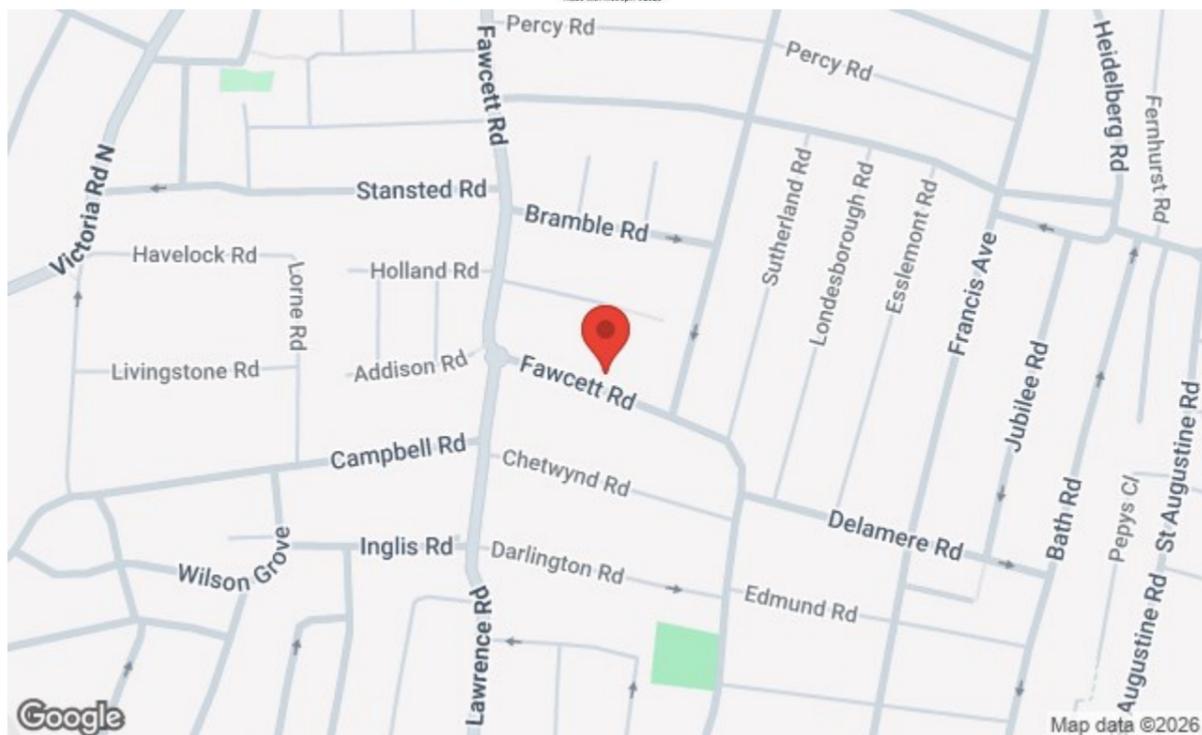


TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 6/2023



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
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FOR SALE

£290,000

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 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ INVESTMENT OPPORTUNITY
- ❖ LICENCED HMO
- ❖ C3/4 DUAL USE
- ❖ CURRENTLY OCCUPIED
- ❖ 4 BEDROOMS OVER 2 FLOORS
- ❖ LET UNTIL JULY 2026
- ❖ C RATED EPC
- ❖ DOWNSTAIRS BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ POPULAR LOCATION

**** INVESTMENT OPPORTUNITY IN CENTRAL LOCATION, C RATED EPC, CURRENT HMO LICENCE ****

Situated in a popular residential area, this impressive end of terrace house offers the perfect investment. Currently occupied as a student let, the property benefits from HMO Licencing with C3/4 dual usage. The owner has ensured it complies with ongoing regulations and has kept the home in very good condition

As you walk through the front door, you're greeted by a nice size lounge, ideal for a communal area for multiple tenants. A ground floor bedroom is

then followed by a nice size kitchen and a well appointed downstairs bathroom.

The three bedrooms on the first floor are all of a good size and can comfortably house a double bed. This makes it a wonderful investment and has proved to be just that for the owners.

Details of the current rental incomes can be shared on enquiry so please reach out to us early for this great opportunity.

Call today to arrange a viewing
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