



58 Cottage Grove
Southsea, PO5 1EW
Asking Price £525,000

co**groves**

Sales, Rentals and Block Management

INVESTMENT OPPORTUNITY - 7 BEDROOM HMO PROPERTY WHICH IS CURRENTLY LET AT £59,220PA (GROSS YIELD OF 11.28%) AND IS BEING SOLD AS A GOING CONCERN WITH TENANTS IN SITU, FURNITURE AND APPLANCES. The accommodation comprises 7 good size bedrooms, large kitchen/dining/lounge area, ground floor WC, first floor shower room, second floor bathroom and southerly facing rear garden. Rarely available in this part of the road which is conveniently located and ideal for young professionals wanting to be close to Palmerston Road, Albert Road, bars, restaurants, cafes, coffee shops, seafront, Gunwharf Quays, mainline train stations.



Ground Floor Front 13'9 x 13'1 (4.19m x 3.99m)

Ground Floor Rear 13'9 x 11'6 (4.19m x 3.51m)

WC

Kitchen/Dining Room 32'5 x 10'11 (9.88m x 3.33m)

First Floor Front 18'2 x 13'1 (5.54m x 3.99m)

First Floor Middle 13'9 x 11'6 (4.19m x 3.51m)

Shower Room 9'1 x 6'7 max (2.77m x 2.01m max)

First Floor Rear 18'11 x 10'11 (5.77m x 3.33m)

Second Floor Rear 20'11 x 10'11 (6.38m x 3.33m)

Bathroom 6'6 x 7' (1.98m x 2.13m)

Loft Room 19' x 11'6 (5.79m x 3.51m)

Southerly Facing Rear Garden

Additional Information

Tenure - Freehold

Council Tax - Band C

The following bills are included within the rent:

- Gas/electric - £3000pa
- Water - £840pa
- TV License - £180pa
- Council tax - £2000pa approximately

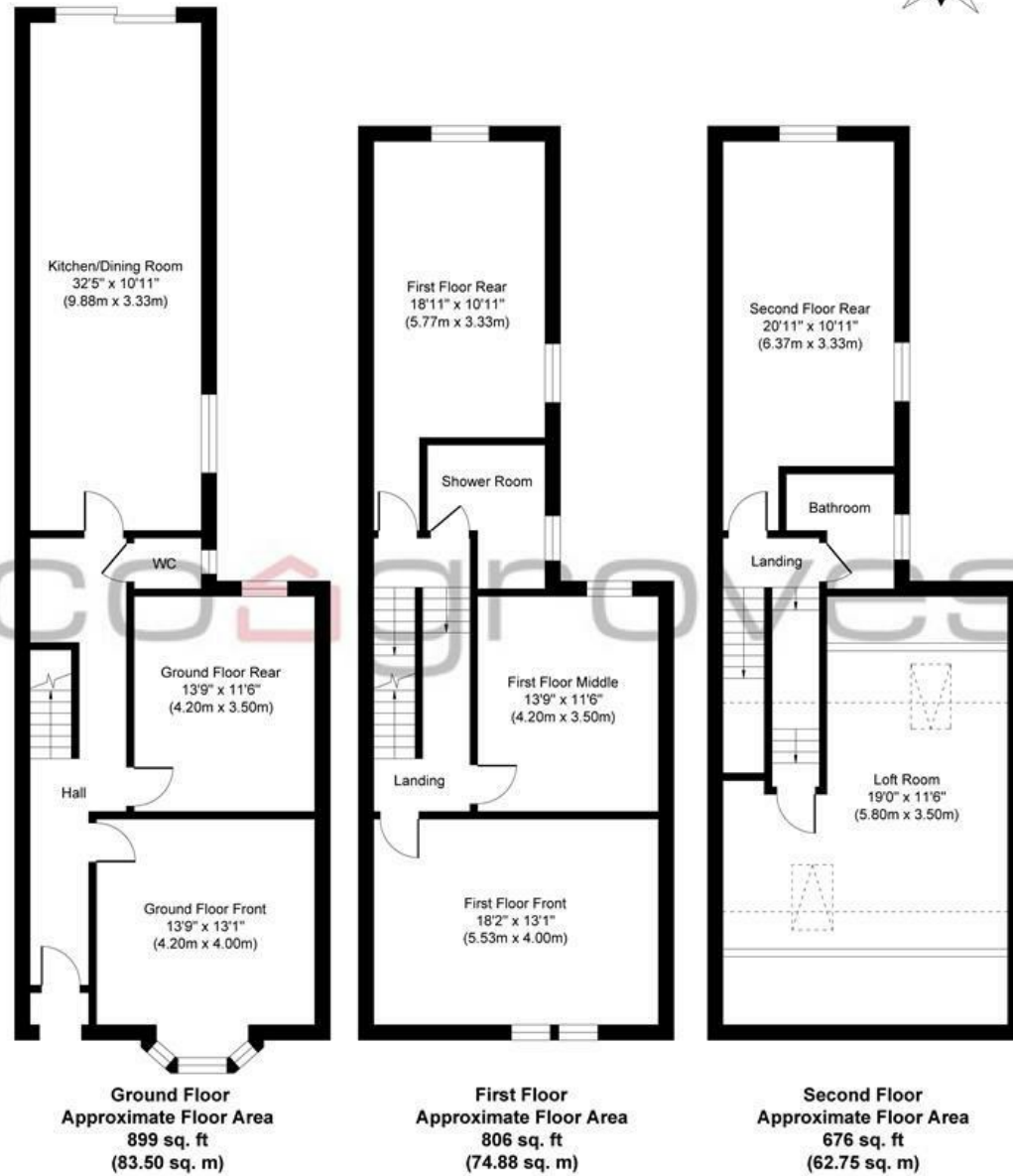
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
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