



**Avenue Road, Southampton SO14 6TU**

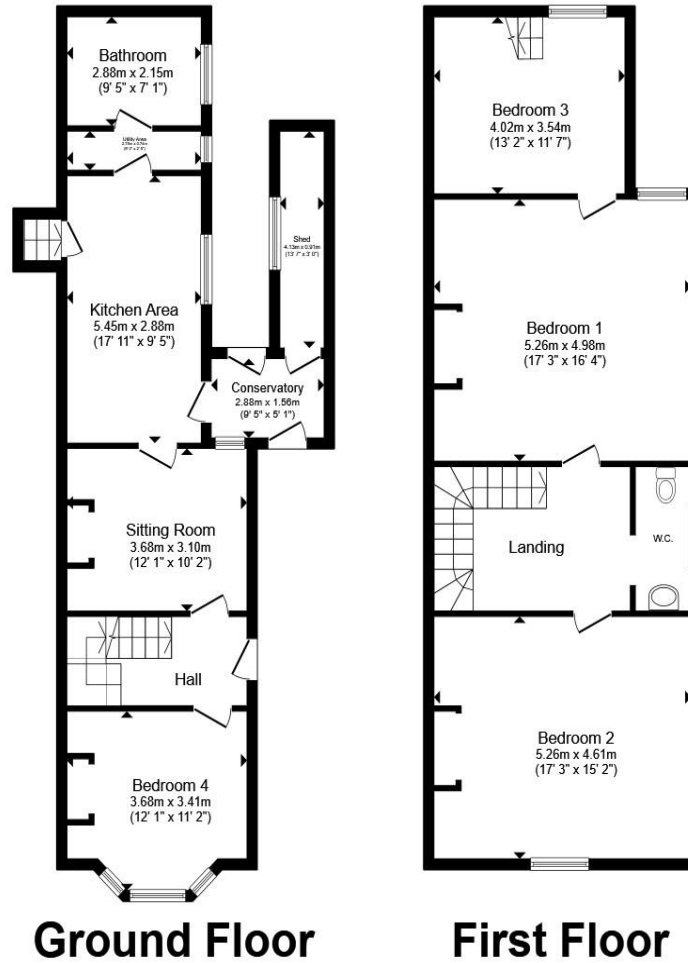
**welcome to**

**Avenue Road, Southampton**

Spacious 4-Bedroom Property with Strong Rental Potential - Avenue Road, Southampton

Offered with NO ONWARD CHAIN, this well-proportioned property offers an excellent opportunity for investors seeking a high-yield rental in a popular residential area.





**Ground Floor**

**First Floor**

Total floor area 140.6 m<sup>2</sup> (1,513 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**Entrance Hall**

**Sitting Room**

12' 1" max x 10' 2" ( 3.68m max x 3.10m )

**Bedroom 4**

12' 1" max into bay x 11' 2" max ( 3.68m max into bay x 3.40m max )

**Kitchen Area**

17' 11" x 9' 5" ( 5.46m x 2.87m )

**Utility Room**

9' x 2' 5" ( 2.74m x 0.74m )

**Bathroom**

9' 5" x 7' 1" ( 2.87m x 2.16m )

**Conservatory**

9' 5" x 5' 1" ( 2.87m x 1.55m )

**Shed**

13' 7" x 3' ( 4.14m x 0.91m )

**Landing**

**Bedroom 1**

17' 3" max x 16' 4" ( 5.26m max x 4.98m )

**Bedroom 2**

17' 3" max x 15' 2" ( 5.26m max x 4.62m )

**W.C.**

**Bedroom 3**

13' 2" x 11' 7" max ( 4.01m x 3.53m max )

welcome to

## Avenue Road, Southampton

- Four Lettable Rooms
- No Onward Chain
- Unique Layout with Private Staircase to Bedroom Three
- Low Maintenance Rear Garden
- On Street Permit Parking Available

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU117689](https://fox-and-sons.co.uk/Property/SOU117689)



Property Ref:  
SOU117689 - 0008

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fox & sons



**02380 225155**



[Southampton@fox-and-sons.co.uk](mailto:Southampton@fox-and-sons.co.uk)



32 - 34 London Road, SOUTHAMPTON,  
Hampshire, SO15 2AG



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