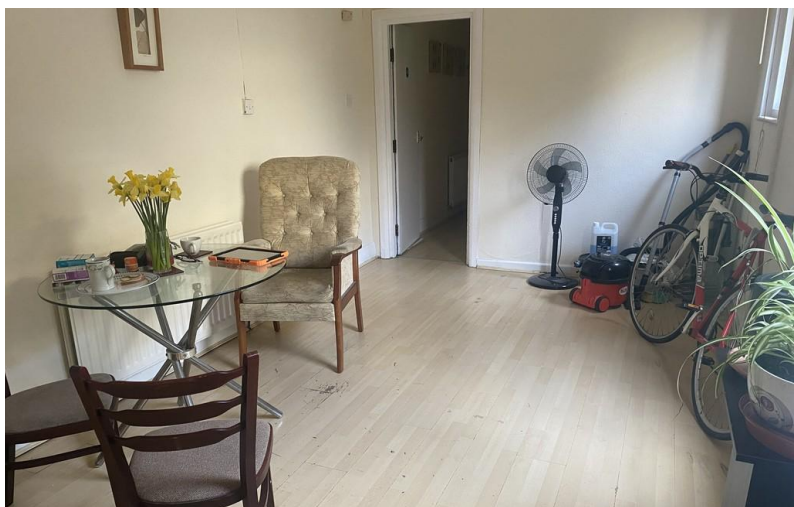


**FOR SALE**



**Hill Lane, Southampton**

**8 Bedrooms, 3 Bathroom, Semi-Detached House**

**Asking Price Of £495,000**

**MARTIN&CO**

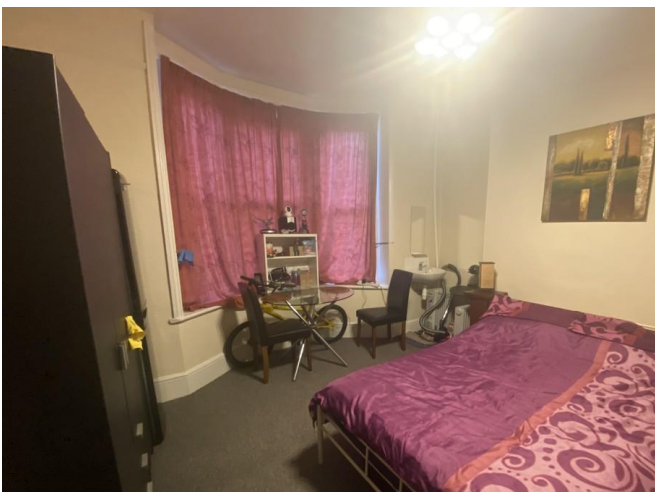


## Hill Lane, Southampton

8 Bedrooms, 3 Bathroom

Asking Price Of £495,000

- Fully licenced HMO for 20 years  
Licence no. 2019/07080/MANRST
- 8 Bedrooms
- Furniture optional
- Fire and lighting systems
- 3 Bathrooms



Martin & Co Southampton are delighted to offer for sale this excellent investment property with HMO licence situated in the popular residential location of Shirley. The property is a semi detached house and has an HMO licence for 8 persons and generates a very attractive yield with a potential annual estimated income of £50,000per annum. The accommodation is spread across three floors and benefits from off road parking and a private enclosed rear garden. The property is being offered for sale with no forward chain. An early internal inspection is highly recommended to appreciate the accommodation we have on offer.

**ENTRANCE:** Paved driveway with gates leading to side and rear. Car space 4+

**HALL:** Stairs to all floors.

**2nd Floor (top floor).**

**ROOM 8** 5.47M X 3.57M Window to front aspect

**ROOM 7** 4.98m x 2.32 m Window to Front aspect

**ROOM 6** 5.20m x 2.26m Window to Front aspect

**1st Floor**

**ROOM 4** 4.58m x 4.30m Window to front aspect

**Room 5.** 4.32m x 3.58m. Window to side aspect, storage cupboard, hand basin.

**STORAGE ROOM**

**BATHROOM:** Includes Electric shower, low level WC and handbasin, window with obscured glass.

**ROOM 3** (measurements req)



Ground floor

ROOM 2 4.20m x 3.53m Window to side aspect.  
Storage cupboard. Hand basin.

ROOM 1 4.80m x 4.62m Window to front aspect.

LOUNGE/DINING 4.81m x 2.90m. Neutral décor, with  
laminated floor.

KITCHEN 4.49m x 2.92m. Good range of wall and  
base units. Two sinks, fridge/freezer plus fridge, x2  
oven and hobs, 2x washing machines with window to  
side aspect. Windows to side aspect.

BATHROOM Shower, low level WC and hand basin.  
Rear door.

OUTSIDE Patio and shingle to rear fence.

OTHER INFORMATION.

Telephone points: Yes

Sky Point No

Terrestrial TV aerial Yes

Smoke alarms Yes

Security Alarm No

Gas central heating

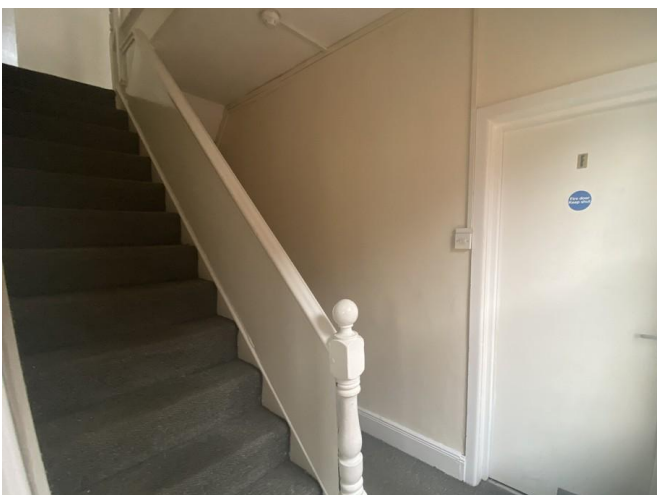
Energy performance Rating UNKNOWN

Tenure : Freehold

HMO Licenced

Full fire and lighting system

Broadband - subject to connection



Southampton City council Tax band.  
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		





## Martin & Co Southampton City

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.