



Handel Terrace, Polygon, Southampton, Hampshire, SO15 2FG

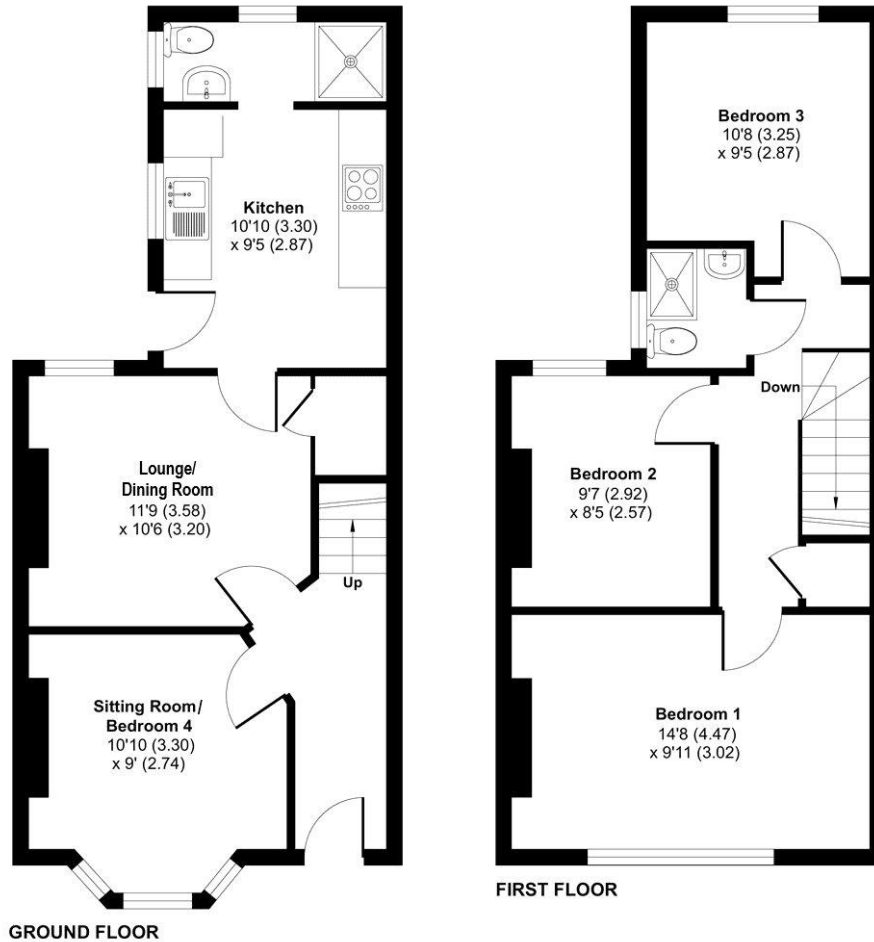


ACCOMMODATION

Offered to the market in the most convenient of city centre locations and within walking distance of the Solent university, the West Quay retail park and shopping centre, as well as the central railway station is this charming Victorian terraced house that is currently used for the busy rental market and achieves circa £1,200 PCM. The bars, restaurants and cafes on London Road and Bedford Place are also a short walk away. The accommodation on the ground floor comprises a sitting room, currently utilised as a fourth bedroom, with a bay window. There is a communal lounge area, which can be used as a separate dining room, kitchen and shower room with WC to complete the ground floor. Upstairs, the landing provides access to the three bedrooms, all of which are served by a second shower room. There is a generously sized garden to the front of the house and to the rear there is a hardstanding area, providing off road parking.

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Parking to rear
- Three / four bedrooms
- Two shower rooms
- Walking distance to the city centre
- Communal reception room
- Returning circa £14,400 per annum
- Ideal investment opportunity

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £275,000

TENURE

Freehold