



Kenilworth Road, Polygon, Southampton, Hampshire, SO15 2GA

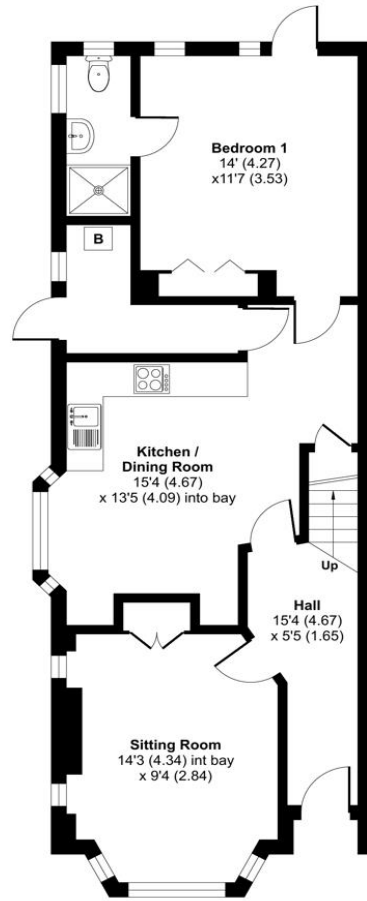


ACCOMMODATION

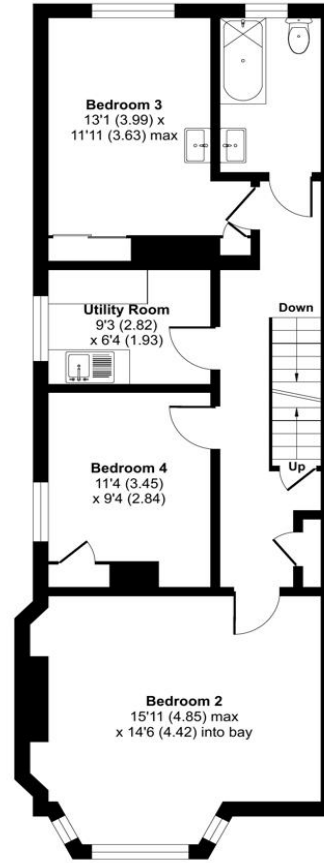
Charters are delighted to bring to the market this spacious Victorian semi-detached house that is sat within a quiet street within the much requested and handily placed Polygon district of the city. The home benefits from some original style features including ornate fireplaces which are currently covered, stain glass windows, and stripped wooden floorboards. The house is situated within walking distance of Solent University, the central railway station, the West Quay retail park and shopping centre, and the bustling city centre. The current owner has used the house for many years as an additional income source by utilising its size and location for the busy rental market, and the home is likely to be very suitable for both students and working professionals alike. The house is currently used as a four double bedroom home with a communal lounge, kitchen with a utility area which is separated only by a stud wall, and two bathrooms. There is a low maintenance garden to the rear for all to enjoy and is accessed by the rear lobby and from doors leading out from the ground floor bedroom, and ample on-street residents parking to the front. The current owner is achieving £1800pcm for the rental of the property.

Approximate Area = 1780 sq ft / 165.4 sq m

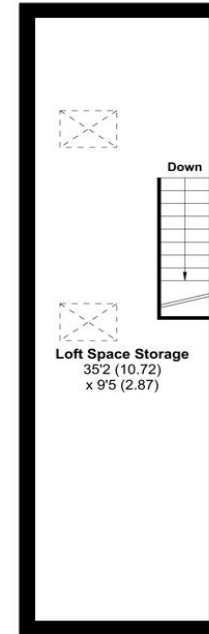
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1095942



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 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 and Mayflower 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

- Monthly income of £1800 PCM
- Popular Polygon location
- Walking distance to Solent University & city centre
- Four well-proportioned bedrooms
- Two bathrooms
- Ideal student accommodation

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

£355,000

TENURE

Freehold