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Lyon Street, Southampton, Hampshire

Guide Price £217,500



This house at the top end of Lyon Street offers the perfect opportunity for those who are wishing to add their stamp to a property. Currently rented as a HMO with C4 lawful development certificate in place. The current rent amount is £1200pcm including the gas, electric, water and council tax and the tenancy is currently periodic.

A little over 750 sq. ft. of internal accommodation, certainly has much to offer, starting downstairs with a bedroom, large kitchen and dining area with private rear garden.

Upstairs consisting of two double bedrooms, a third smaller room off one of the bedrooms.

There is much to like about this house, presenting the potential to add value by way of renovation, and ideally located for access to the city centre and Southampton General Hospital.

for more information please call Hunters Southampton or to arrange an appointment to view.

Tenure: Freehold

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
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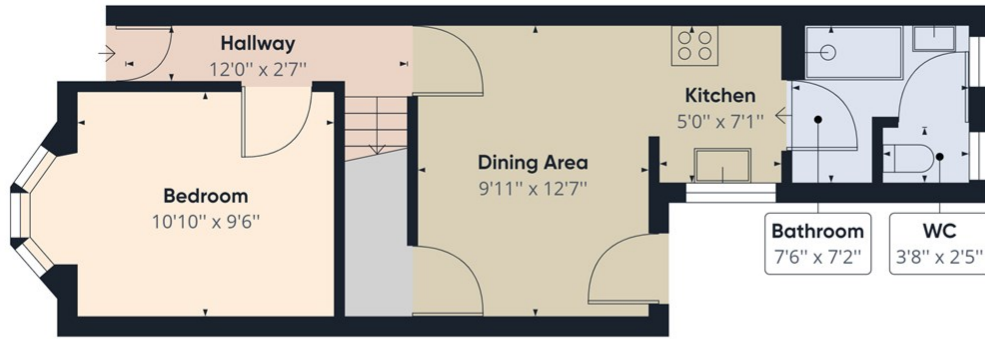


KEY FEATURES

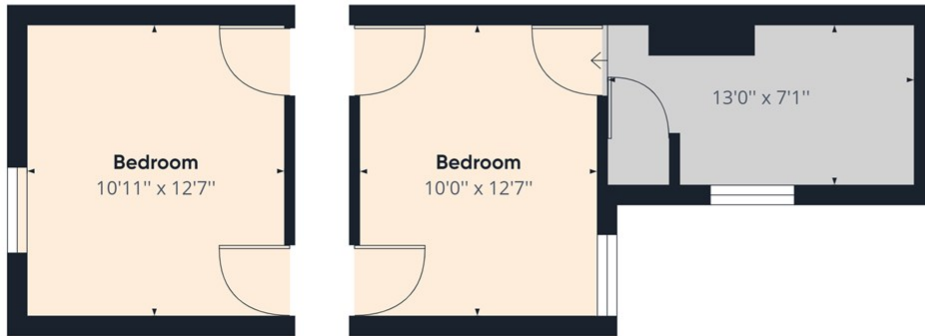
- Opportunity for small renovations
- Currently let for £1200pcm inc. bills
 - Private rear garden
 - Large reception room
 - No onward chain







Ground Floor Building 1



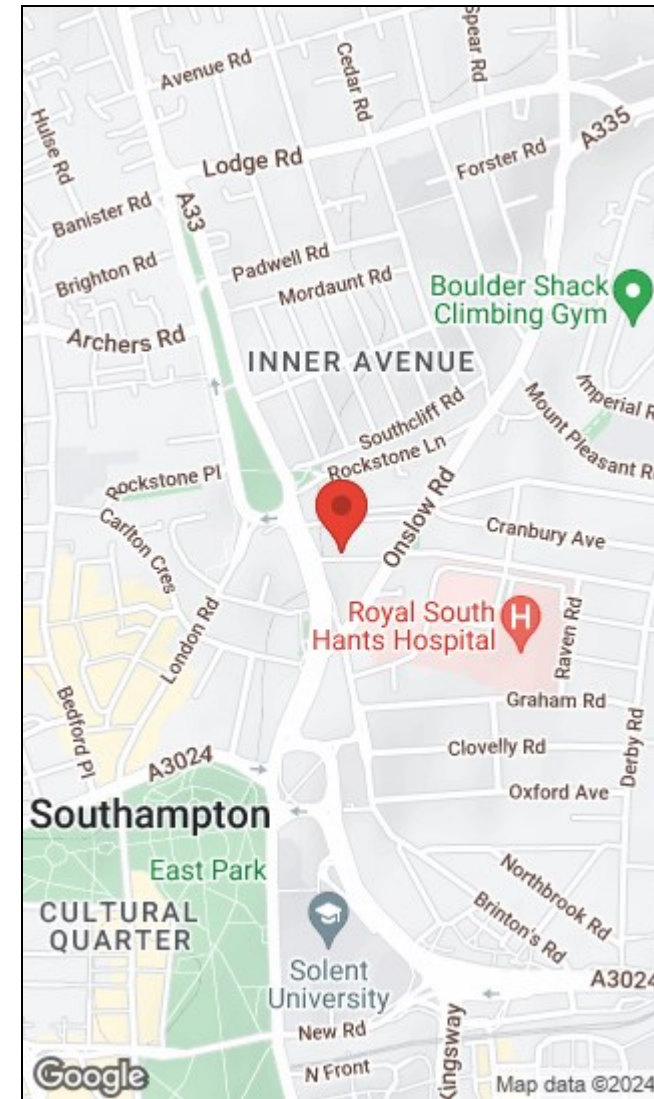
Floor 1 Building 1

Approximate total area⁽¹⁾
753.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current: 57	Potential: 83	Current: 57	Potential: 83
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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