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# Howard Road, Southampton

## Offers In Excess Of £475,000



This impressive house presents a remarkable opportunity for those seeking a spacious and versatile living arrangement. With seven generously sized bedrooms, this property is ideally suited for a House in Multiple Occupation (HMO), making it perfect for investors or those looking to accommodate a larger group.

The property boasts a welcoming reception room, providing a comfortable space for relaxation and socialising. The three well-appointed bathrooms ensure that there is ample convenience for all residents, reducing wait times during busy mornings.

The layout of the house is designed to maximise space and functionality, making it an attractive option for both tenants and landlords. Each bedroom offers a private retreat, while the communal areas encourage a sense of community among residents.

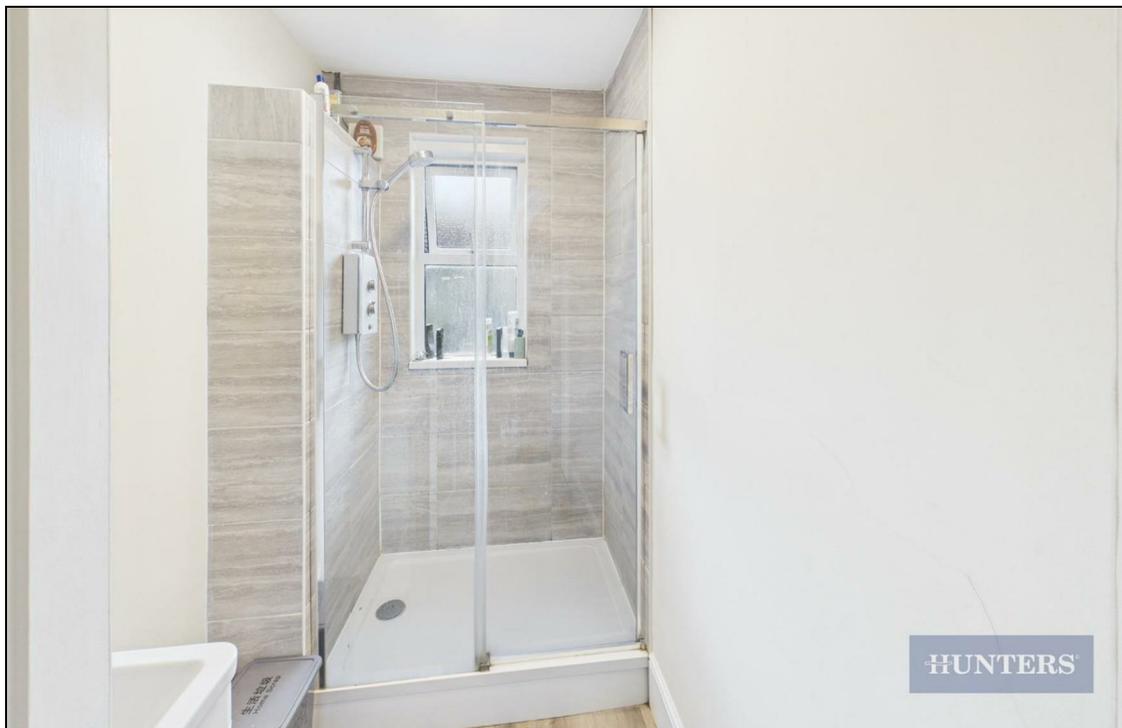
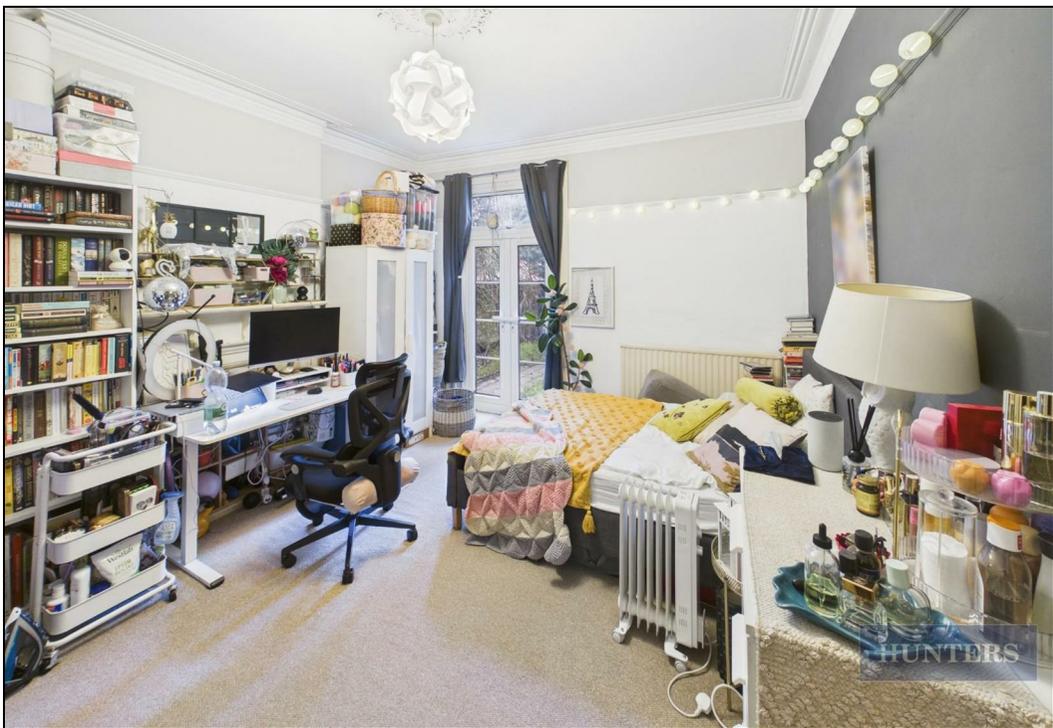
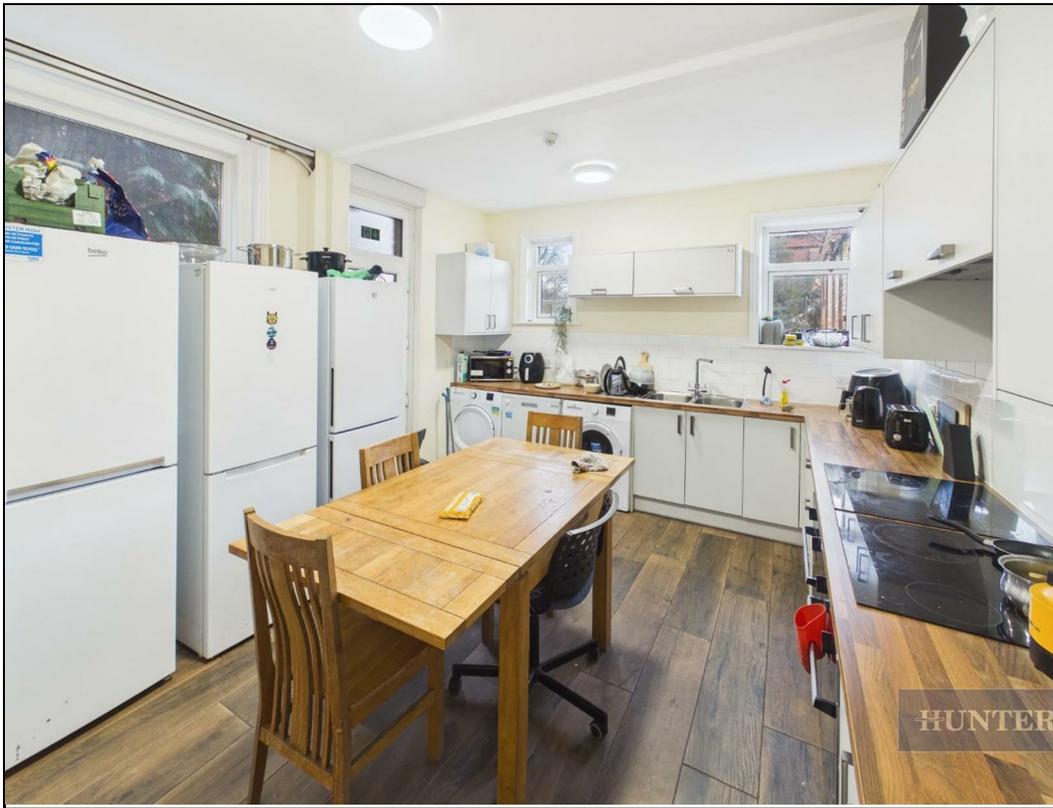
This property benefits from excellent transport links and proximity to local amenities, including shops, restaurants, and parks. The vibrant atmosphere of the city adds to the appeal, making it an ideal location for students or professionals alike.

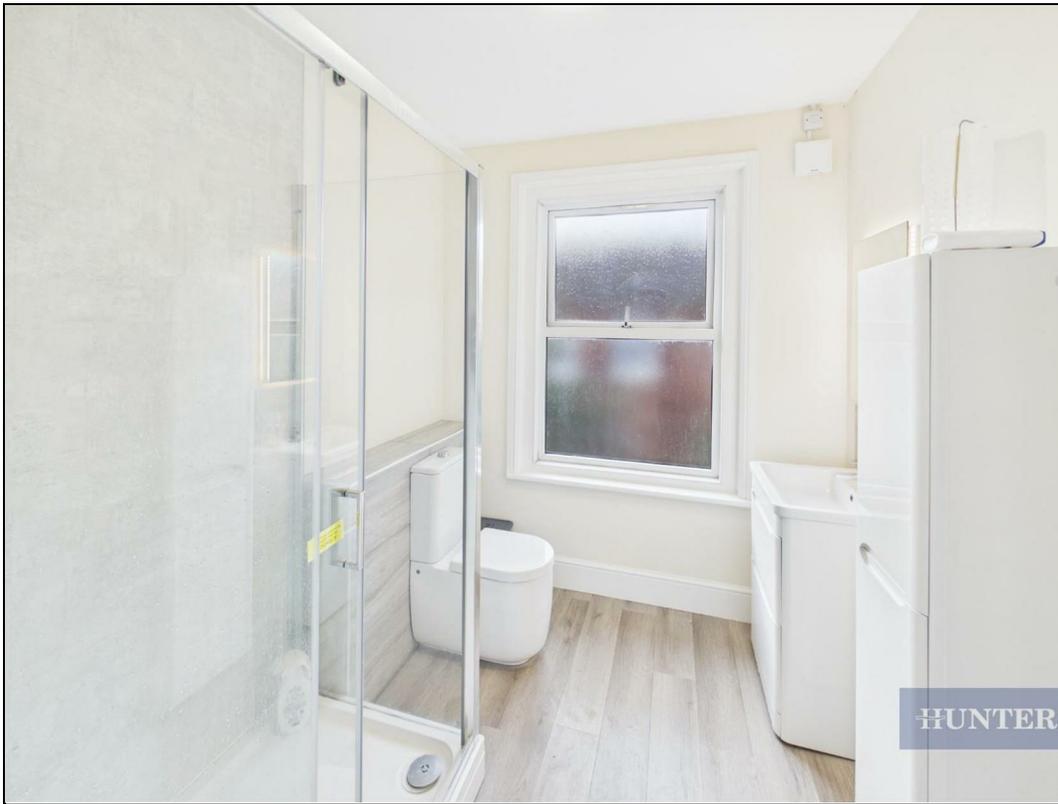
This house on Howard Road is not just a property; it is a fantastic investment opportunity that promises both comfort and convenience. Whether you are looking to expand your property portfolio or seeking a spacious home for a group, this residence is sure to meet your needs. Do not miss the chance to explore the potential this property has to offer.

## KEY FEATURES

- 7 spacious bedrooms
- 3 modern bathrooms
  - 1 reception room
- Located on Howard Road
- House in Southampton
- Close to local amenities
- Easy access to transport
  - Spacious HMO
- Viewing recommended
  - Large garden









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Approximate total area<sup>(1)</sup>  
 187.4 m<sup>2</sup>  
 2017 ft<sup>2</sup>

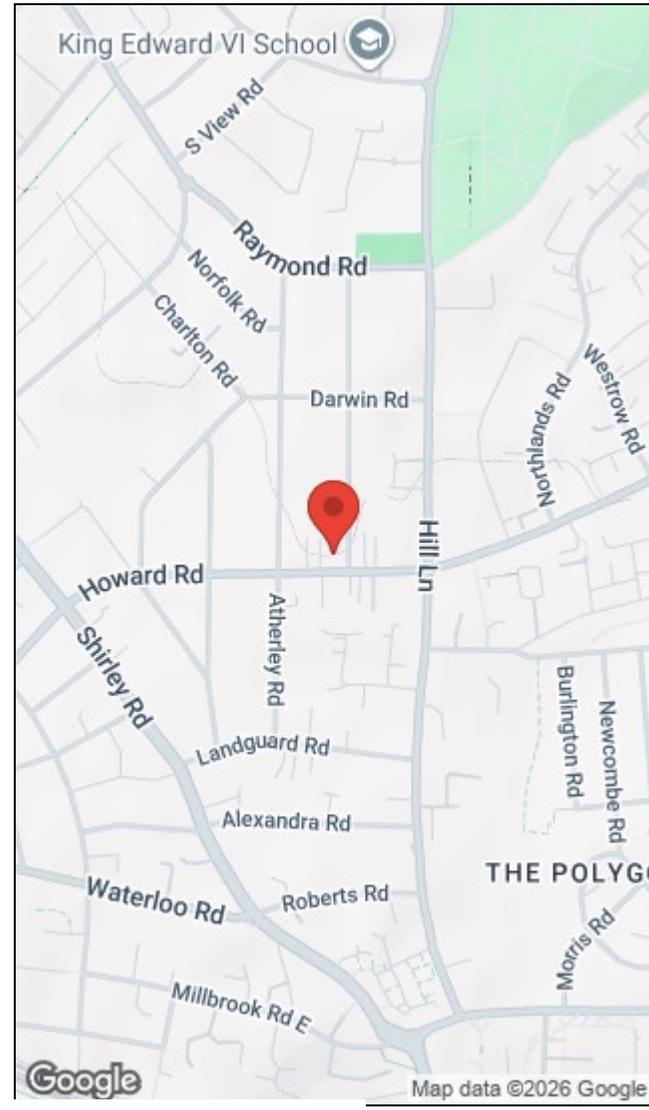
Reduced headroom  
 0.6 m<sup>2</sup>  
 6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>69</b>
	<b>62</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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