





****GUIDE PRICE - £325,000 - £350,000****

Nestled in the heart of Southsea on Fawcett Road, this charming house offers a unique opportunity for investors. Built in 1900, the property boasts a generous living space, providing ample room for comfortable living.

As a House of Multiple Occupation, this property is currently tenanted, with a tenancy agreement in place until August 2026. This presents a fantastic opportunity for investors, as the property offers a commendable yield of 7.4%, making it an attractive addition to any portfolio.

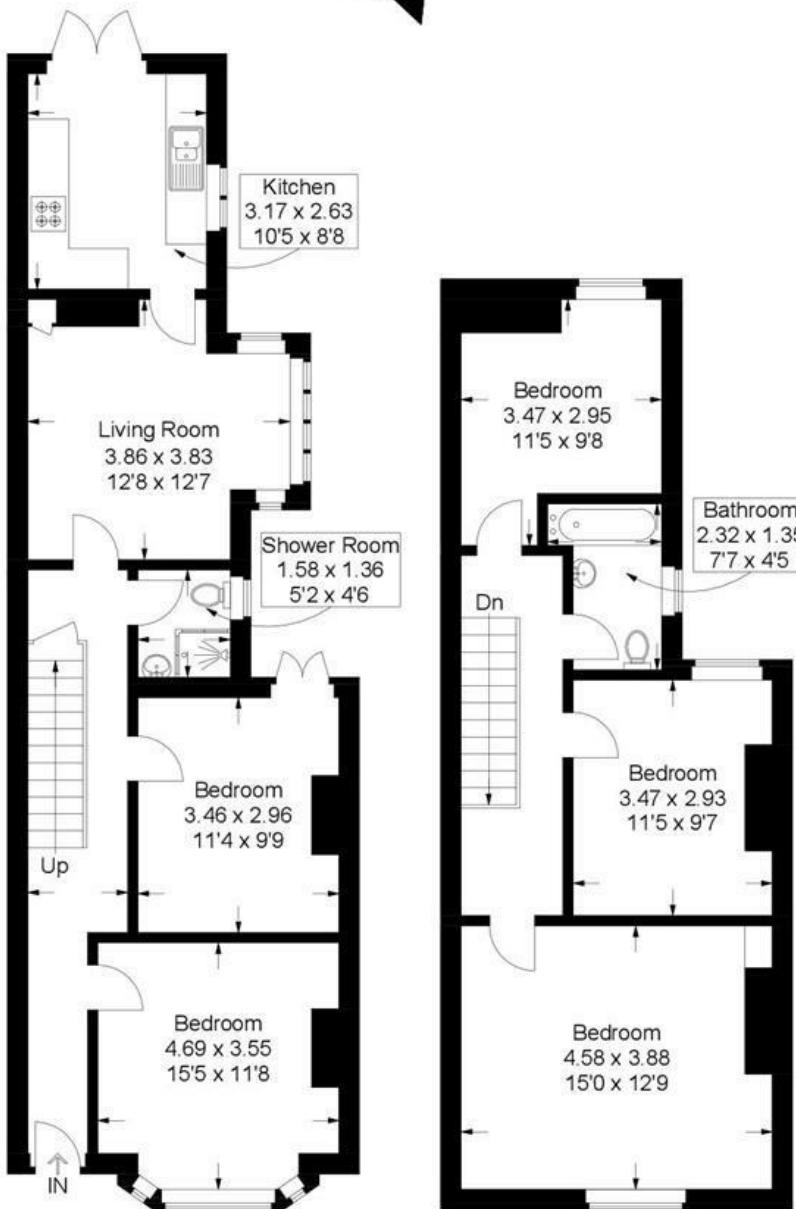
Situated in a central location, residents will benefit from easy access to local amenities, shops, and transport links, enhancing the appeal of this property. Internally the weather is very well presented and has been maintained well by the current owner.



- **GUIDE PRICE - £325,000 - £350,000**
- **5 BEDROOM HMO INVESTMENT PROPERTY**
- **FULLY LET ON ONE SINGLE AST UNTIL AUGUST 2026**
- **7.4% NET YIELD**
- **HMO LICENSE WITH C3/C4 PLANNING**
- **NO FORWARD CHAIN**
- **PURCHASE WITH TENANTS IN SITU**
- **TWO BATHROOMS**

Fawcett Road, Southsea

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.