



**Fern Road**  
Hythe, Southampton  
- £239,950



- Ground Floor Maisonette, Cul-de-sac Location
- 2 Large Double Bedrooms, Ideal Investment Opportunity
- Gas Central Heating, Light & Airy Family Bathroom
- Kitchen / Breakfast Room, Large Garden

**EPC Rating**

C



## Property Description

**LIVING ROOM** Spacious living room with large double glazed front aspect windows over looking your own front lawn. This room also features an original fireplace and exposed brickwork surround, adding a sense of character. Radiator.

**KITCHEN/BREAKFAST ROOM** Fair sized kitchen comprising of a shimmering black worksurface with a 1.5L bowl stainless steel sink with chrome mixer tap, black tiled surrounds, built in 4 hob gas burner stove and oven, Space and plumbing for both dishwasher and washing machine, space for fridge freezer. Double glazed rear aspect windows. Pantry. Room for breakfast table and chairs.

**BATHROOM** Light and airy three piece white family bathroom suite comprising of a white ceramic basin with hot and cold gold chrome taps, WC with push button flush and enamel bath with electric shower overhead. Rear aspect double glazed window. Radiator.



**BEDROOM ONE** Larger of the two double bedrooms, this room has a built in wardrobe and large rear aspect double glazed windows. Open room with space for plenty of storage. Radiator.

**BEDROOM TWO** This is the slightly smaller of the two double bedrooms however, still very spacious. Built in wardrobe and front aspect double glazed windows. Radiator.

**GARDEN** This property has a large front garden and split rear garden with the first floor maisonette (right hand side of the rear garden space). Outside brick built storage cupboard.

**GARAGE** En-bloc with up and over door. Currently let for £90PCM.



**ADDITIONAL INFORMATION** Tenure: Leasehold, remainder of 999 year lease commencing in 24/6/1963.

Service Charge: £250pa

Ground rent: £10pa

Council tax band: B

EPC: C

Currently on Assured Shorthold Tenancy, on fix term until February 2023. Potential rental income of circa £995pcm.



28, Fern Road  
Hythe  
SOUTHAMPTON  
SO45 5EE

Energy rating

C

Valid until  
**21 July 2030**

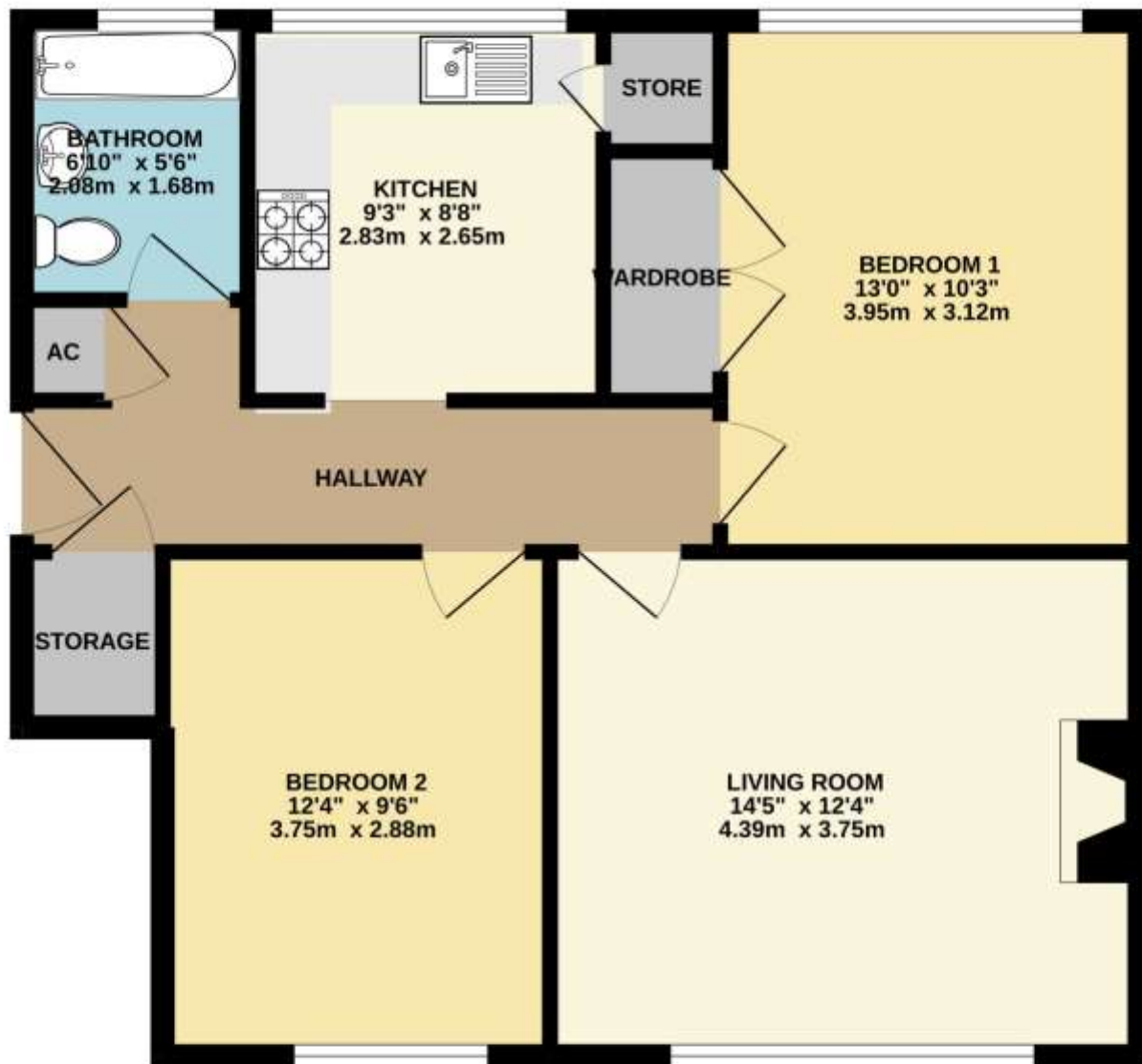
Certificate number  
**8004-4507-0822-6826-1303**

**Property type** Ground-floor maisonette

**Total floor area** 57 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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