



44 Aberdeen Road, Southampton, SO17 2LN

£285,000

- 4-Bedroom Student Investment Property
- Well-maintained shared bathroom facilities
- Prime Portswood location – popular with University of Southampton students
- Spacious communal living area
- Private rear garden
- Excellent transport links to city centre and universities
- Modern fitted kitchen
- Gas central heating & double glazing
- Tenants in situ – rental income approx. £1,650 PCM

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****4-Bedroom Student Investment Property**** | ****Prime Location**** | ****Rental income approx. £1,650 PCM**** | ****Ideal turnkey investment with immediate rental yield**** | ****Close to local amenities, shops, cafes, and student facilities**** | ****EPC Rating - D**** | ****Council Tax Band - B****



Council Tax Band:



Property Details

Property Description

4-Bedroom Student Investment
Property | Tenants in Situ |
£1,650 PCM Rental Income

A fantastic opportunity to acquire a well-presented 4-bedroom HMO student property located in the heart of Portswood, one of Southampton's most popular student areas.

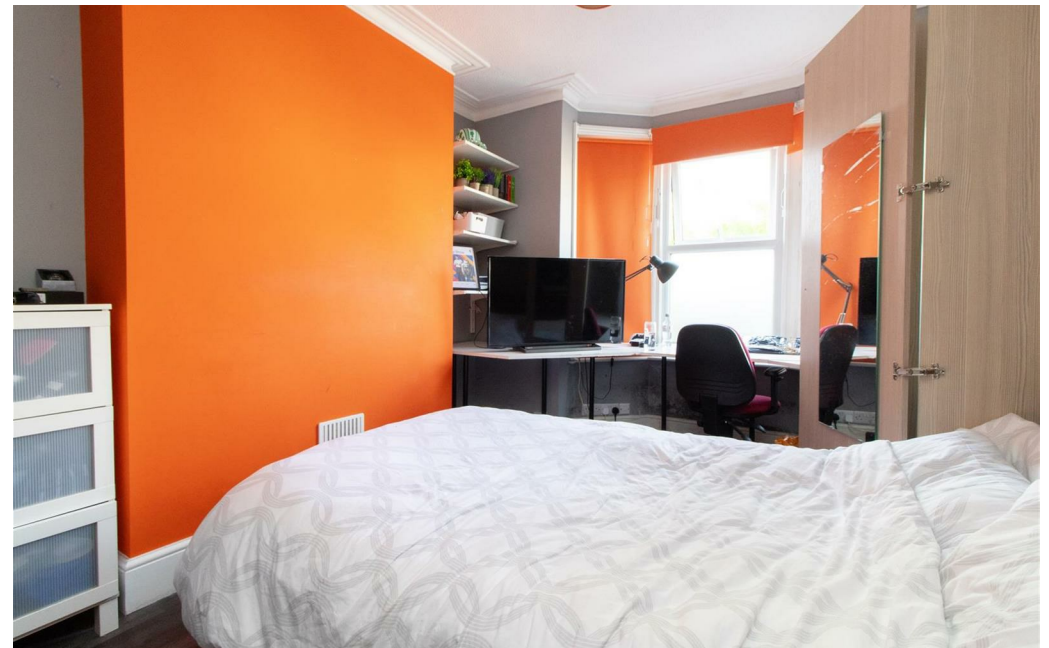
This spacious mid-terraced house is fully tenanted with a rental income of approximately £1,650 per calendar month, offering a ready-made investment with immediate returns. The property is ideally situated within walking distance of the University of Southampton, local shops, bars, cafes, and excellent transport links to the city Centre and surrounding areas.

This property is already established as a successful student let, making it ideal for both new and experienced

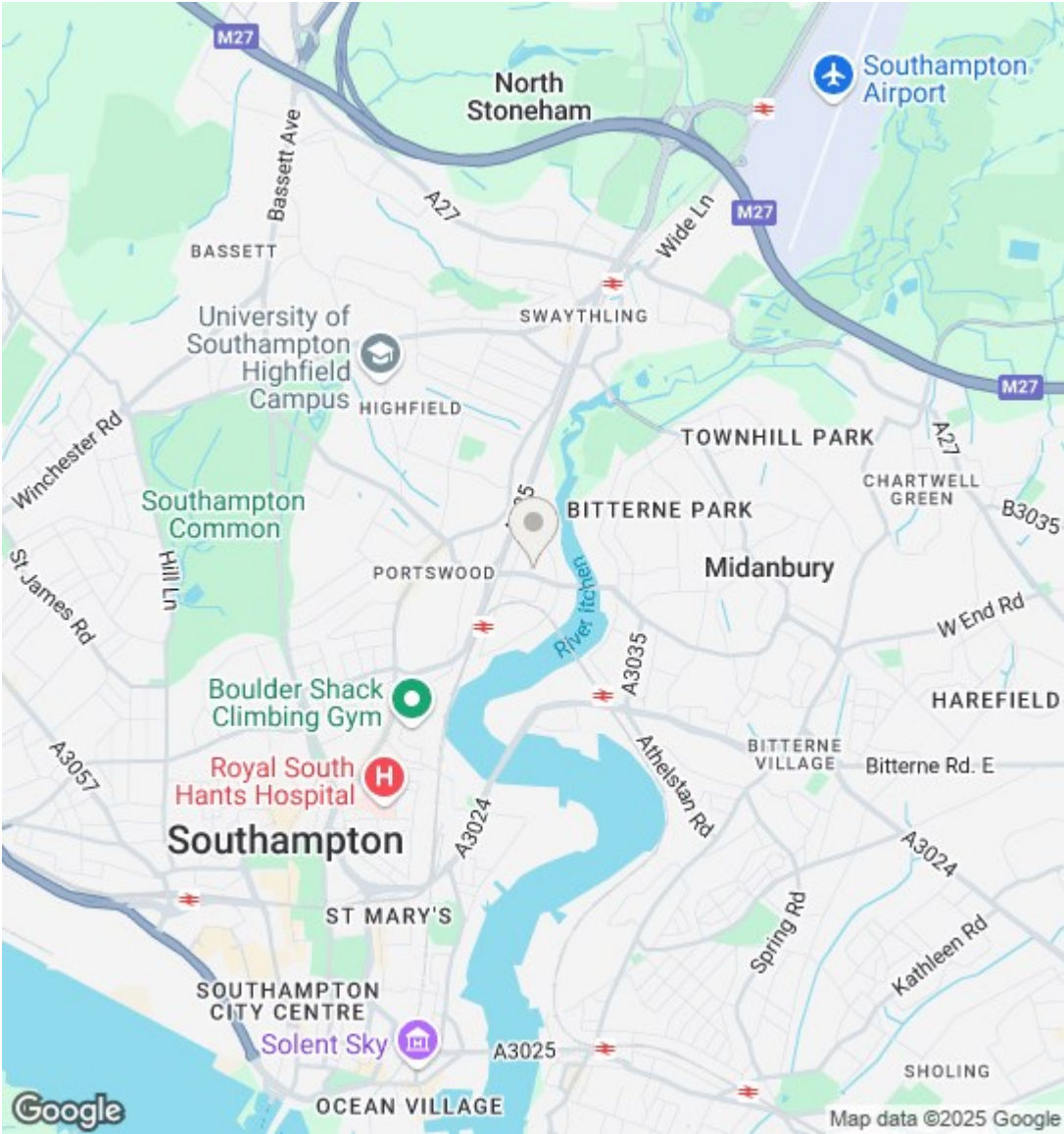
landlords looking for a hands-off, income-generating investment.

Don't miss out on this opportunity to secure a property in a high-demand rental location with tenants in situ and no void periods.

Contact us today to arrange a viewing or request further information!



Area Map



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

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.