



**Bournemouth Road,  
Poole, BH14 9HT**



# Bournemouth Road, Poole, BH14 9HT

## Freehold Price, Offers Over £600,000

An extremely spacious 2,300 sq. ft semi-detached home, currently being used as a registered HMO, having 9 letting rooms and generating an income of approximately £5,000 per month. The property could alternatively be sold as a family home, or possible business use (would require consent.) This character home has wonderfully proportioned accommodation and has been extended to the rear and into the loft area. The accommodation is laid out over 3 floors, offering 2 letting bedrooms, and a self-contained studio flat on the ground floor, along with a large kitchen/dining room and doors out to the garden. There are 4 first floor bedrooms, one with an ensuite, a family bathroom, and a further 3 attic rooms with a bathroom. There is off road parking to the front for 4/5 cars and the property is set in a very convenient location.



- Large 2,300 semi-detached character Victorian property currently used as a registered HMO
- Currently 9 letting rooms (1 being a self-contained studio and one having its own ensuite) and 2 further bathrooms
- Currently generating an income of approximately £5,000 per month
- Could be converted back to a family home with 3 reception rooms and 7 bedrooms
- Good condition throughout
- Large modern kitchen/dining room with fitted white units and work tops over appliances to include a rangemaster style cooker with 6 ring burner and double oven with extractor above, and space for a fridge/freezer, and plumbing or a washing machine.
- Character features throughout to include bay windows, high ceilings, stripped woodwork including, stairway, doors, and skirting boards
- Enclosed private rear garden
- Gas central heating and double glazing
- Off road parking for 4/5 cars



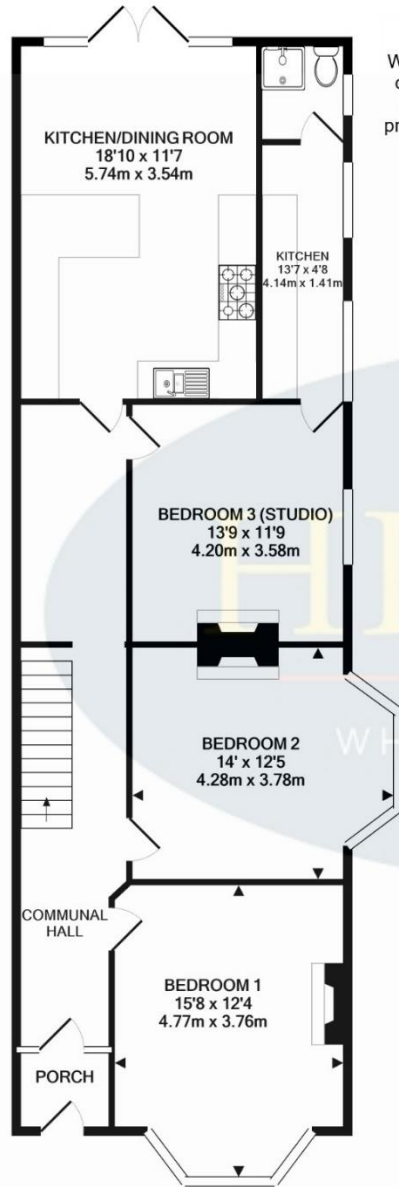
Very convenient location set approximately 2 miles from both Bournemouth and Poole town centres and walking distance to local shops and eateries. Ashley Cross is within a mile and in the other direction Penn Hill. There are excellent road links from here as well as being on a bus route.

COUNCIL TAX BAND: D

EPC: TBC



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1022 SQ.FT.  
(95.0 SQ.M.)

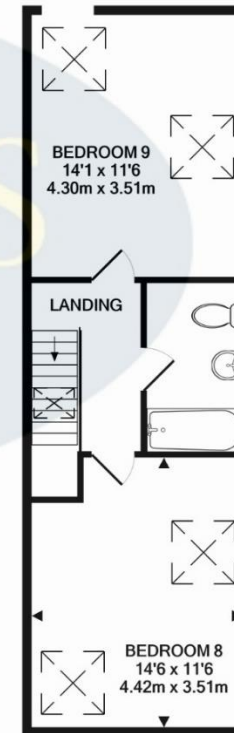
**TOTAL APPROX. FLOOR AREA 2311 SQ.FT. (214.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 855 SQ.FT.  
(79.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)



