

enfields



315 Herbert Avenue, Poole, BH12 4HT

£500,000

ATTENTION HMO INVESTORS! Check out this large-scale HMO property offered for sale as an INCREDIBLE INVESTMENT OPPORTUNITY! Comprised of EIGHT-BEDROOMS one of which is a GARDEN STUDIO with kitchenette, FIVE BATHROOMS, PRIVATE DRIVEWAY and communal KITCHEN all with TENANTS IN SITU, making it a rare find on the market!

Investment:

From an investment perspective, this property holds considerable potential. The current vendors advise that the property generates a revenue of £59,187 per annum (£4,932.33 per month) and is currently fully tenanted. The property is ideally suited towards investors looking for a steady income stream. Total bills are to be confirmed; however, we estimate around £500-£750 per month.

About the home...

An absolute stand-out feature of this property is the five bathrooms, four of which are private en-suites for the bedrooms. This contributes to the overall convenience and privacy of the property, ensuring your tenants are comfortable, content and happy. The house also features a garden studio, a charming and unique addition to the home. This standalone one-bedroom space opens out into a private rear garden.

The property features double glazing throughout, ensuring the house is well-insulated and secure, and it benefits from a gas central heating system to provide warmth during the colder winter months. In terms of parking, there is ample space in the driveway for multiple cars, a significant advantage for a property of this size.

Location Highlights:

Situated on Herbert Avenue in Poole, a thriving area close to public transport links, local amenities, green spaces, parks, and both walking and cycling routes. This offers an incredible lifestyle balance of convenience and leisure.

Bourne Valley Nature Reserve, just a few-minutes' walk from the property it's wonderful piece of heathland and there's always a good time to visit to meet with friends on a warm day! Canford Heath Nature Reserve, 1.2 miles away. Offering numerous paths to explore, hike, cycle, and enjoy bird watching. For those who enjoy a swimming, soaking up the sun and ice cream on a hot day, Branksome Beach is within easy reach and just 15-minutes from the property.

Transport and Connectivity:

Access to Bournemouth and Poole Town Centres couldn't be easier, the nearest bus stops are with one minute from the property and provide frequent and reliable transport throughout the day to night. Additionally, Branksome and Parkstone Train Stations are both less than two miles away, providing direct routes to London Waterloo in around two-hours or less. Perfect for your tenants who need easy transportation to and from work.

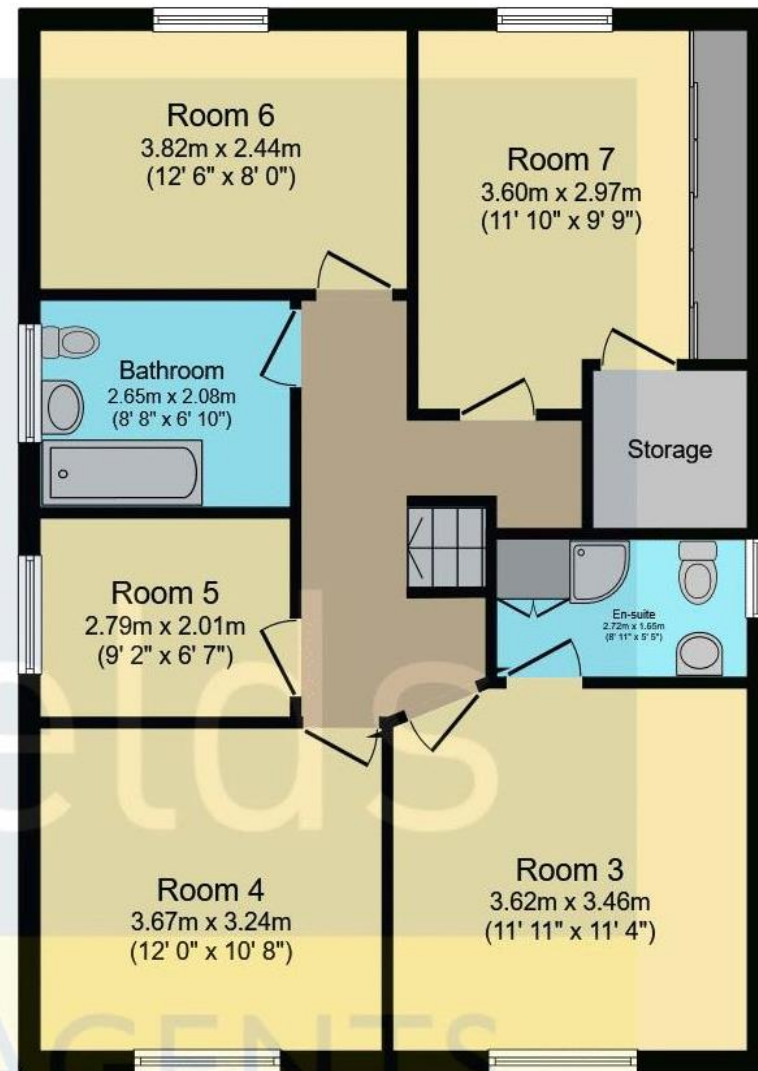
Summary:

This eight-bedroom detached house is a great investment opportunity. It offers a unique combination of size, location, and potential income. From its grand size to its convenient location, this property has much to offer. If you would like to learn more about the property has to offer, please feel free to call our office on 01202 933 555



Ground Floor

Floor area 77.3 m² (832 sq.ft.)



First Floor

Floor area 74.5 m² (802 sq.ft.)

TOTAL: 151.7 m² (1,633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Ground Floor:

Room One, 12' 0" x 11' 11" (3.65m x 3.63m)

Room One En-Suite, 5' 7" x 2' 7" (1.70m x 0.79m)

Room Two, 14' 10" x 12' 5" (4.52m x 3.78m)

Room Two En-Suite, 5' 7" x 4' 7" (1.70m x 1.40m)

Garden Studio, 15' 4" x 12' 5" (4.67m x 3.78m)

Garden Studio En-Suite, 5' 7" x 4' 3" (1.70m x 1.29m)

Kitchen, 11' 11" x 11' 2" (3.63m x 3.40m)

First Floor:

Room Three, 11' 11" x 11' 4" (3.63m x 3.45m)

Room Three En-Suite, 8' 11" x 5' 5" (2.72m x 1.65m)

Room Four, 12' 0" x 10' 8" (3.65m x 3.25m)

Room Five, 9' 2" x 6' 7" (2.79m x 2.01m)

Room Six, 12' 6" x 8' 0" (3.81m x 2.44m)

Room Seven, 11' 10" x 9' 9" (3.60m x 2.97m)

Main Bathroom, 8' 8" x 6' 10" (2.64m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.