

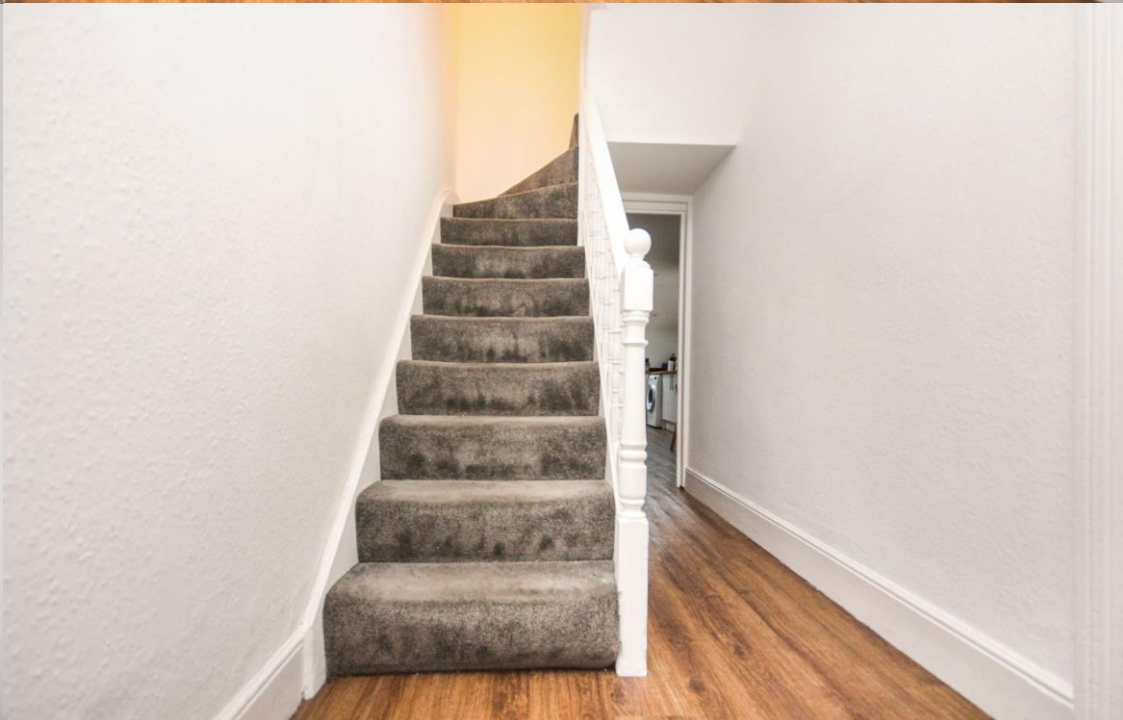
4 Luther Road, Bournemouth, BH9 1LH

Enfields – 383 Wimborne Road, Bournemouth, Dorset, BH9 2AQ - 01202 635877 - [jthomas@enfields.co.uk](mailto:jthomas@enfields.co.uk)

£335,000



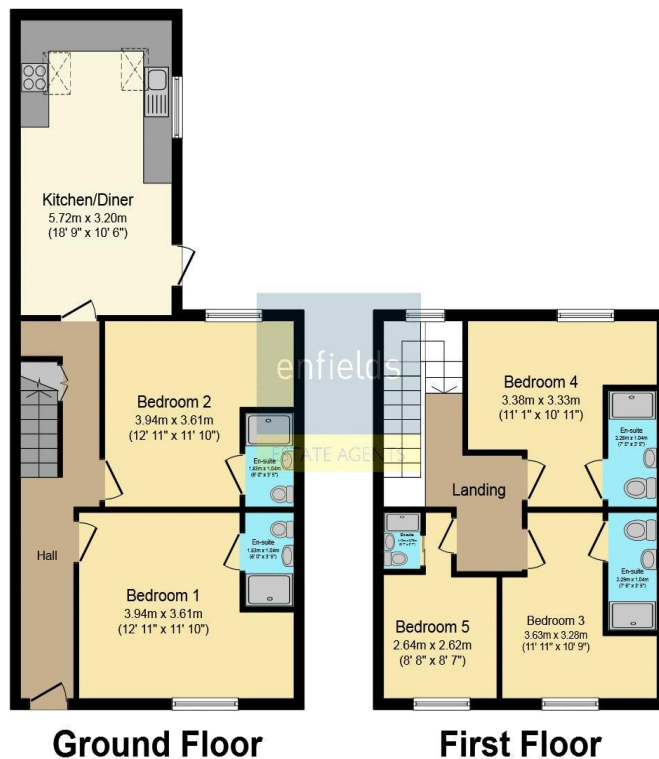




**\*\* ATTENTION INVESTORS \*\*** A fantastic opportunity to acquire a high yielding buy-to-let investment in one of the country's biggest growing University towns. Whether you already manage a wide property portfolio or are just setting out as a private landlord, this substantial semi-detached property is ideal. Situated in a very appealing letting area in the heart of Winton with easy access to transport links, local amenities and Bournemouth University just 1.0 mile. This property will be attractive to all types of tenants. This four bedroom investment provides a unique floor plan to suit the daily demands of student living. A spacious entrance hall leads to the principle rooms including a two double bedrooms both with shower room en-suites. The kitchen living room is a large bright room with velux windows giving the room lots of natural light. The kitchen is modern and finished to a high standard with plenty of base and eye level storage. Upstairs there is a further two double bedrooms again, all with shower room en-suites and a smaller room currently used as storage. The property has smooth ceilings and walls, recently updated carpets and modern fixtures and fittings throughout. Outside there is off road parking and a private courtyard. This property is a must view if you're looking for an investment in Bournemouth.

Hall
Kitchen/Diner
Bedroom 1 12' 11" x 11' 10" (3.93m x 3.60m)
En-Suite
Bedroom 2 12' 11" x 11' 10" (3.93m x 3.60m)
En-Suite
Bedroom 3 11' 11" x 10' 9" (3.63m x 3.27m)
En-Suite
Bedroom 4 11' 1" x 10' 11" (3.38m x 3.32m)
En-Suite
Bedroom 5 8' 8" x 8' 7" (2.64m x 2.61m)
En-Suite





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

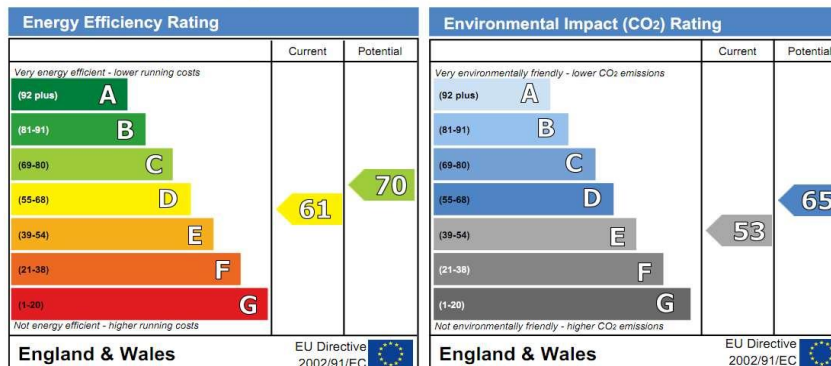
## Energy Performance Certificate



4, Luther Road,  
BOURNEMOUTH,  
BH9 1LH

Dwelling type: Semi-detached house  
Date of assessment: 31 March 2010  
Date of certificate: 31 March 2010  
Reference number: 7798-8069-6287-7240-3904  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 94 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	308 kWh/m <sup>2</sup> per year	230 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	3.6 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£713 per year	£545 per year
Hot water	£146 per year	£117 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.