

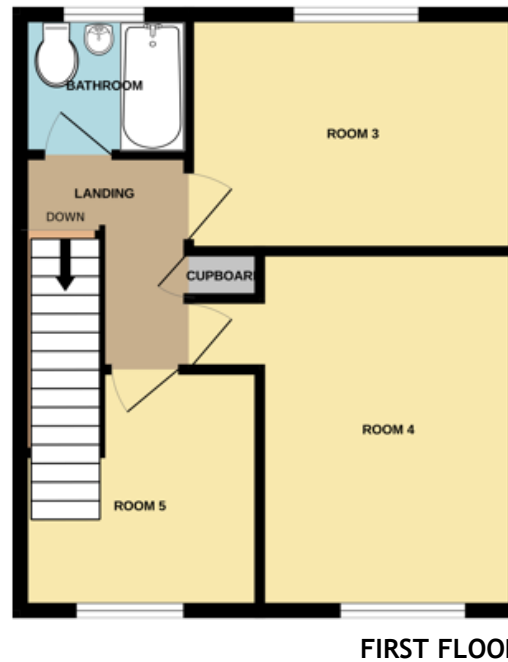
*Licensed HMO in Leafy Setting with  
Easy Access to Poole Town Centre*



3 ALDERNEY AVENUE  
POOLE, DORSET BH12 4LF

goadsby





### LOCATION

Tower Park approx. 0.9 miles. Wallisdown University Campus approx. 2 miles. Parkstone Mainline Railway Station just over 2 miles. Bournemouth & Poole College just over 2 miles. Poole General Hospital approx. 2.6 miles. Poole Town Centre approx. 3 miles. Bournemouth Town Centre within 4 miles.

### FEATURES

Leafy setting. Arranged over 2 floors only. UPVC double glazing. Gas fired central heating. Forecourt parking for 3/4 vehicles. Generous rear garden.

### SUMMARY OF ACCOMMODATION

Independently accessed self-contained Studio. 4/5 Letting Rooms. Kitchen. Bathroom with WC.

### TRADING & BUSINESS

The rent roll as at 16<sup>th</sup> September 2024:

Studio	£866.67 pcm	Room 4	£650.00 pcm
Room 1	£625.00 pcm	Room 5	-
Room 2	£498.33 pcm		
Room 3	£550.00 pcm	<b>TOTAL</b>	<b>£3,190.00 PCM</b>

NB Room 5 can only be let in conjunction with another room.

### LICENCES/PERMISSIONS

We are informed that an HMO Licence for 5 persons in 5 households is currently held.

### RATEABLE VALUE

Council Tax Band "C". Self-Contained Studio Council Tax Band "A". Information taken from the Valuation Office Agency website.

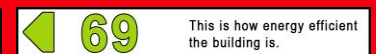
### TENURE

FREEHOLD.

### PRICE

£420,000.

### EPC RATING









# goadsby



## YOUR BUSINESS IS OUR BUSINESS

**IDENTIFICATION:** Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

**AGENTS NOTE:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.