



**Pine Road, Bournemouth BH9 1LU**



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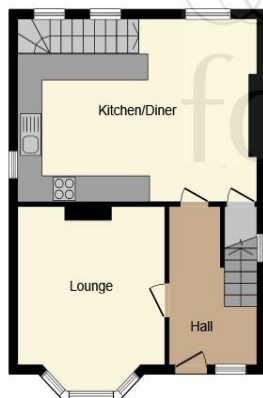
**Pine Road, Bournemouth**

spacious six-bedroom detached home set over three floors, with basement level, garden studios, and garage. Offers exceptional development or investment potential with scope for a 8-bed HMO & 2 studios, generating approx. £85,800/year. Prime location near Winton and local amenities.





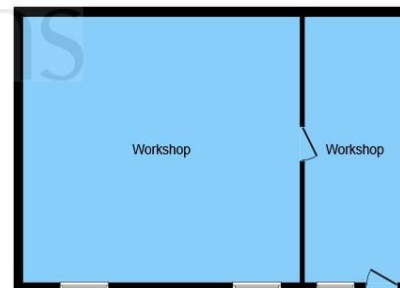
**Basement**



**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

### Lounge

11' 11" x 11' 10" ( 3.63m x 3.61m )

### Kitchen Diner

17' 9" x 15' 1" ( 5.41m x 4.60m )

### First Floor Landing

### Bedroom One

12' x 10' 5" ( 3.66m x 3.17m )

### Bedroom Two

10' 8" x 9' 11" ( 3.25m x 3.02m )

### Bedroom Three

8' 10" x 7' 9" ( 2.69m x 2.36m )

### Bedroom Four

6' 11" x 6' 10" ( 2.11m x 2.08m )

### Bathroom

### Basement

### Lounge, Bedroom 8

15' 1" x 9' 4" ( 4.60m x 2.84m )

### Bedroom Five

11' 5" x 8' 5" ( 3.48m x 2.57m )

### Bedroom Six

11' 6" x 9' 5" ( 3.51m x 2.87m )

### Bedroom Seven

11' 5" x 9' ( 3.48m x 2.74m )

### Outside

### Workshop

22' 2" x 20' 1" ( 6.76m x 6.12m )

### Workshop Two

20' 1" x 8' 1" ( 6.12m x 2.46m )

### Study / Office

14' x 11' 2" ( 4.27m x 3.40m )

### Wc

### Store

11' 10" x 11' 2" ( 3.61m x 3.40m )

### Garage

12' x 9' 2" ( 3.66m x 2.79m )

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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## **Pine Road, Bournemouth**

- Over 160 sq. m (approx. 1,720 sq. ft) of internal space across three levels
- Potential for 8-bed HMO with 2 self-contained studios
- Estimated gross annual income of £85,800 for investors
- South-facing garden with multiple seating areas and tiered design
- Detached workshop, garden office, garage & off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110410 - 0002

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