

*Deceptively Spacious & Well Established HMO
Conveniently Located Between the Centres of
Bournemouth & Christchurch*



MELBURY

11 QUEENSLAND ROAD, BOURNEMOUTH, DORSET BH5 2AB



goadsby

LOCATION

Shopping thoroughfare and main bus route within 100 yards. Pokesdown Mainline Railway Station just over 350 yards. Kings Park within ½ mile. Boscombe Pier just over 1 mile. Bournemouth just over 2 miles. Christchurch approx. 2¼ miles.

FEATURES

Deceptively spacious Victorian property. Ideal home and income. Easy access to Bournemouth and Christchurch Town Centres. Valuable HMO licence. Improvement programme including re-plumbing, re-wiring, re-roofing and re-plastering. Flexible accommodation. Recent gas fired central heating throughout. Extensively double glazed. Garden and parking. Genuine reason for sale. Floor plan available by request.

SUMMARY OF ACCOMMODATION

Half glazed front door opening into:

SPACIOUS ENTRANCE HALL

With side light window, fire alarm control panel, feature arch.

CLOAKROOM

With low flush WC, wash hand basin, extractor fan.

ROOM 3

DOUBLE with splayed bay window, wash hand basin, **shower cubicle**.

ROOM 2

DOUBLE with double aspect, pedestal wash hand basin, spot light rail, shower cubicle.

LOUNGE/DINING ROOM

With double aspect, inset spot lighting, television point, meter/fuse cupboard.

KITCHEN

With fully tiled walls and floors, extensive range of fitted wall and base units, roll edge work surfaces over, double bowl stainless steel sink unit, plumbing for dishwasher and washing machine, space for cooker, stainless steel cooker hood over, space for upright refrigerator. Door to the side of the property.

ROOM 1

DOUBLE with wall of mirror fronted fitted wardrobes. **Wet Room** fully tiled, inset spot lighting, heated towel rail, close coupled WC, wash hand basin.

NB The Ground Floor can be re-arranged to provide a 1 or 2 bedroom self-contained flat as required.

First Floor

Landing

With spot lights, feature stained glass arched window.

ROOM 4

DOUBLE with splayed bay window, pedestal wash hand basin, **shower cubicle**.

KITCHEN

With fitted units, fully fitted and equipped.

ROOM 5

DOUBLE with tiled fire surround, pedestal wash hand basin.

BATHROOM

Part tiled, panelled bath, shower attachment over, shower screen, close coupled WC, pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM

With vinyl flooring, range of fitted wall and base units, roll edge work surfaces over, stainless steel sink unit, 4 ring electric cooker, upright fridge freezer, microwave oven, consumer unit (for the first floor), extractor fan.

ROOM 6

SINGLE with pedestal wash hand basin, strip light and shaver point.

CLOAKROOM

With low flush WC.

ROOM 7

DOUBLE with **en-suite shower room**, quadrant shower cubicle, wash hand basin, strip light and shaver point, extractor fan.

Second Floor

ROOM 8

DOUBLE with Velux sky light window, under eaves storage, pedestal wash hand basin, double aspect. Door to large roof storage area with boarded floors, Biasi gas fired boiler, modern hot water cylinder (pressurised system), Velux window. NB This area could be utilised as additional letting accommodation.

Outside

To the front of the property there is concrete hard standing for 2 cars. A wide pathway to the side of the building leads to a paved patio area, raised flower borders. To the rear of the property there is a further paved and gravelled patio area providing space for an extension/ conservatory s.t.p.p. Arbour through to further garden area, timber shed/workshop, hidden patio/barbecue area. Well stocked garden with various fruit trees and, herb garden.

TRADING & BUSINESS

The rent roll at 2nd July 2025 was:

Room 1	£650 pcm	Room 4	£605 pcm	Room 7	£615 pcm
Room 2	£570 pcm	Room 5	£550 pcm	Room 8	£585 pcm
Room 3	£585 pcm	Room 6	£470 pcm	Total	£4,630 pcm

LICENCES/PERMISSIONS

We are informed an HMO licence is currently held for up to 15 persons.

RATEABLE VALUE

Council Tax Band “E”. Information taken from the Valuation Office Agency Website.

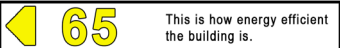
TENURE

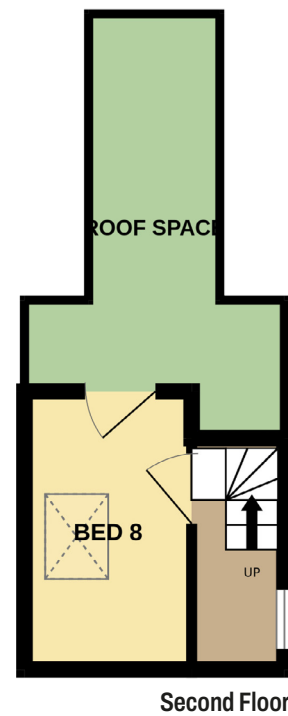
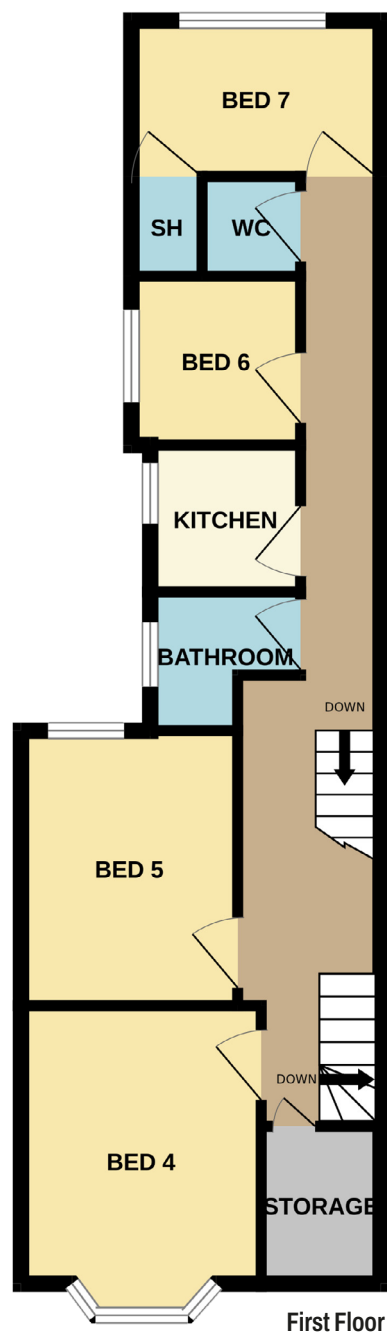
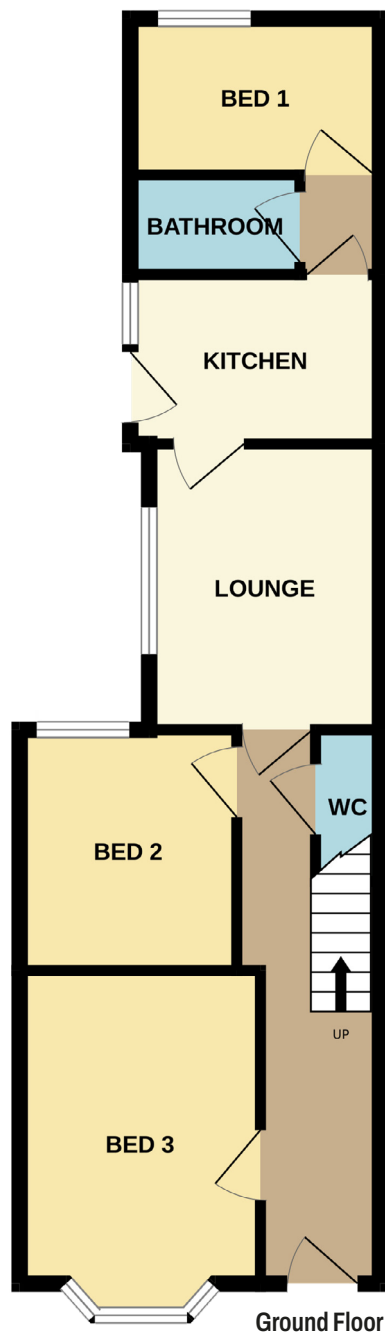
FREEHOLD.

PRICE

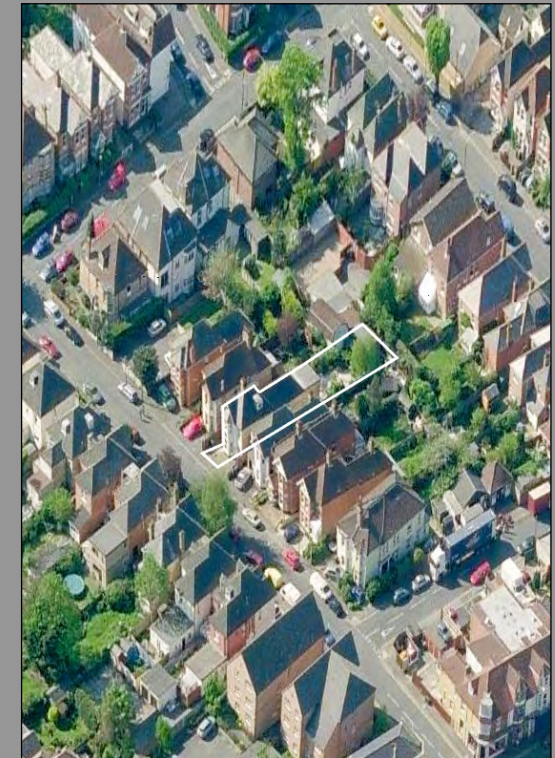
£649,950 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**BOURNEMOUTH
& WINCHESTER**

**99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com**

Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

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