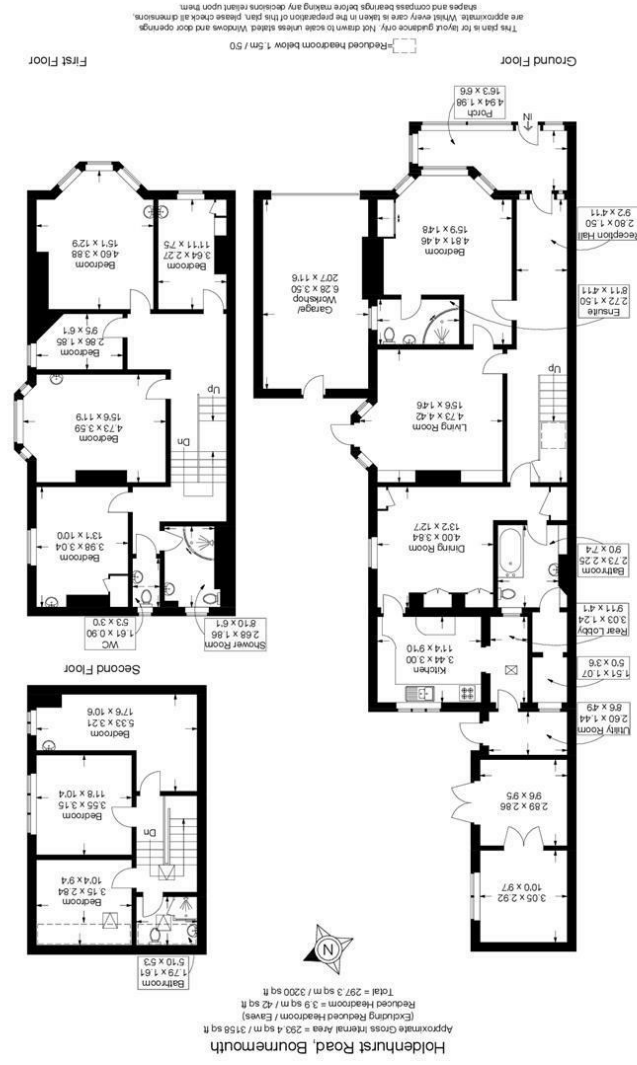


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



Pinewood Guest House, 197 Holdenhurst Road
Bournemouth, BH8 8DG, £650,000

MAIN FEATURES

- Eight Bedroom Guesthouse
- Good Size Owners Accommodation
- Large Corner Plot with Parking
- Convenient Location Close To Town.
- Superbly Kept Throughout
- Gas Central Heating, Boiler 4 Years Old
- Established Business
- Versatile Accommodation
- CCTV
- Large Garage/Workshop

Area

Springbourne is a suburb of Bournemouth, it occupies the north-east part of the town and is in close proximity to Bournemouth Town Centre. Springbourne has a mixed selection of property but primarily is made up of houses circa 1900's. Some of the original houses have been converted into apartments and there's also plenty of new modern developments offering further flat living. Its main road, Holdenhurst Road, has an array of small individual shops which lead through to the town centre. Kings Park is close by and offers climbing frames, swings, roundabouts, ball courts, slides, a skate park for teenagers and other facilities. There's almost something for everyone with a Cafe, sports pitches, orienteering, athletics track, large open areas, indoor bowls and free off road parking. Home also to AFC Bournemouth and the Vitality stadium. The area is close to shops and local beaches and has great transport links to further afield. There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport [6 miles] offers a varied schedule of flights to a number of European destinations.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

Summary

A superb eight bedroom semi detached guest house with further owners accommodation situated in a convenient corner plot location, with ample parking to the front. Superbly kept throughout the property offers versatile living and could be used as a business, home and income or could be a spacious residential dwelling.

Description

The property has been owned by its current owner for over twenty years and has built up a regular clientele of returning short and long term guests. Situated over three floors the property has been tastefully modernised throughout and is fully compliant with updated certification. There are a mixture of double, twin and family rooms and just one single room, which is always popular. Bathrooms are located on each level. The dining room currently caters for twelve covers, although more could be added if required. The kitchen is modern throughout with range of appliances, a further utility area adjoins. The owners accommodation is a good size with lounge, double bedroom and ensuite. There are further adjoining rooms which offer versatile usage, gym, snug, office etc. To the side of the property is a 20' Garage/workshop. The property's corner plot offers a good size rear garden which is part laid to lawn and patio, various borders and range of mature hedging offers a great deal of seclusion and security. Side Gate. To The front of the property a recently tarmaced driveway offers ample parking.

Tenure

Freehold

Council Tax Band - A [personal]
No business rates

£650,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

