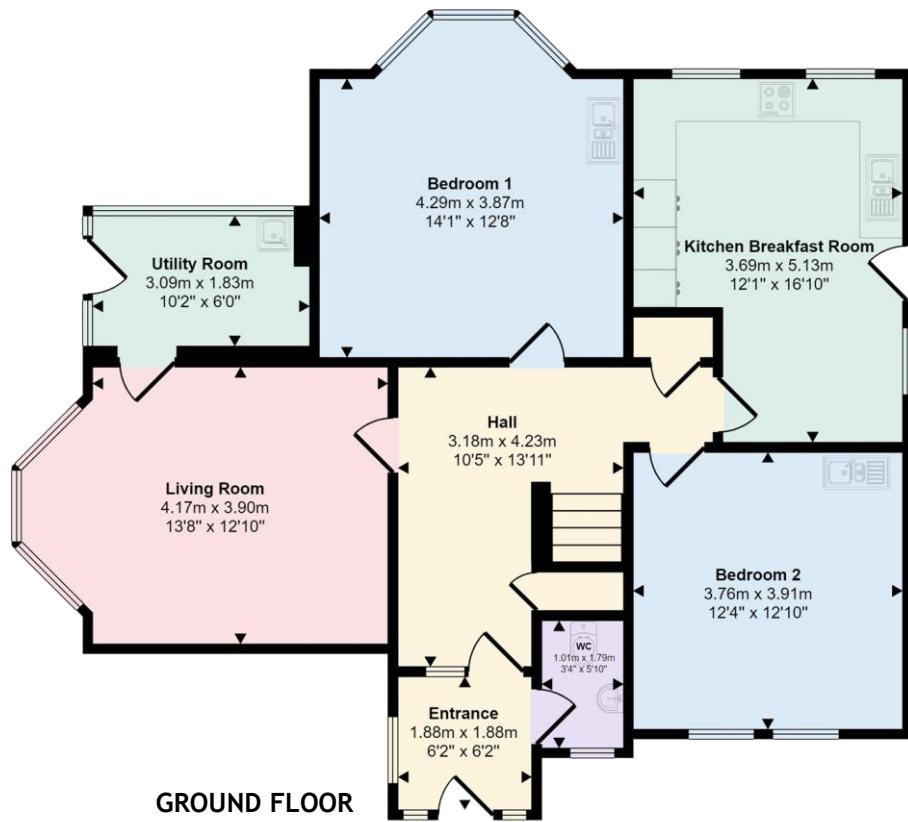


*Established HMO in Prime Student Letting Location  
Amid Language Schools & Ideally Located Between  
Bournemouth University & Town Centre*



**34 WIMBORNE ROAD  
BOURNEMOUTH, DORSET BH3 7AD**

**goadsby**



This floorplan is only for illustration purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### LOCATION

Charminster shopping thoroughfare approx. 500 yards. Meyrick Park approx. 500 yards. Travel Interchange within ¼ mile. Bournemouth Square approx. 1 mile. Bournemouth University approx. 1 mile.

### FEATURES

Convenient location on main bus route to Bournemouth University and town centre. Character features. Arranged over 2 floors only. Generously proportioned rooms. Gas fired central heating. Re-tiled roof. Part UPVC double glazing. Off road parking. Enclosed garden. Established student let.

### SUMMARY OF ACCOMMODATION

#### Ground Floor

Entrance Hall (1.88m x 1.88m)  
 Hall (3.18m x 4.23m)  
 Cloakroom (1.01m x 1.79m)  
 Living Room (4.17m x 3.90m)  
 Kitchen/Breakfast Room (3.69m x 5.13m)  
 Utility Room (3.09m x 1.83m)  
 Bedroom 1 (4.29m x 3.87m)  
 Bedroom 2 (3.76m x 3.91m)

#### First Floor

Landing (3.03m x 3.97m)  
 Bedroom 3 (4.29m x 3.99m)  
 Bedroom 4 (4.20m x 3.31m)  
 Bedroom 5 (3.81m x 2.20m)  
 Bedroom 6 (3.87m x 3.94m)  
 Bathroom (2.61m x 1.91m)  
 Cloakroom (2.68m x 0.86m)

#### Outside

To the side of the property is an area of tarmac off road parking for 4 vehicles. To the front and rear is a screened garden mainly laid to lawn.

#### LICENCES/PERMISSIONS

We understand an HMO licence for 6 persons is currently held.

#### TRADING & BUSINESS

The property is currently let through a managing agent as a shared house with only 5 students at £2,450 p.c.m. in addition to which the students pay the gas and electric bills. However, it is felt letting the rooms individually would generate an income in the region of £3,500 p.c.m.

#### RATEABLE VALUE

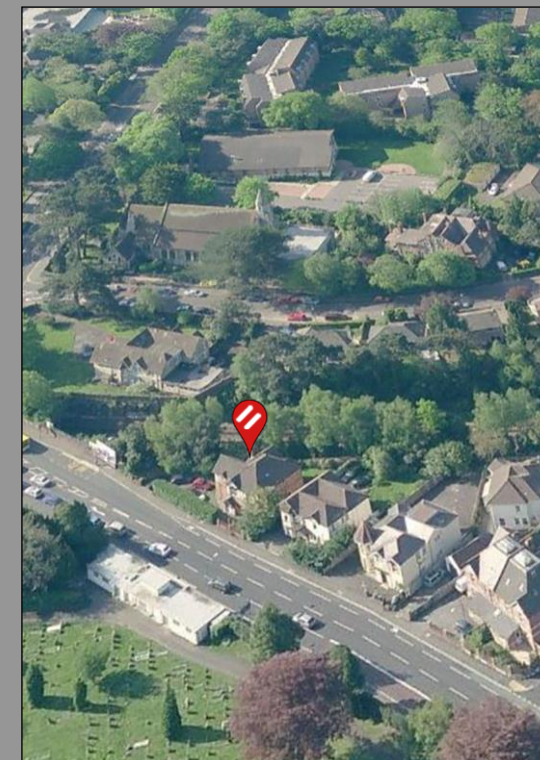
Council Tax Band "E". Information taken from the Valuation Office Agency website.

**TENURE**  
FREEHOLD.

**360 TOUR**  
[CLICK HERE](#)

#### PRICE

£475,000 to include furnishings, fittings and equipment as per inventory to be prepared.



Ref: H314



BOURNEMOUTH & WINCHESTER

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

Contact

Ian Palmer MNAEA (Commercial)  
Divisional Director

Mark Nurse  
Associate Director

**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.

