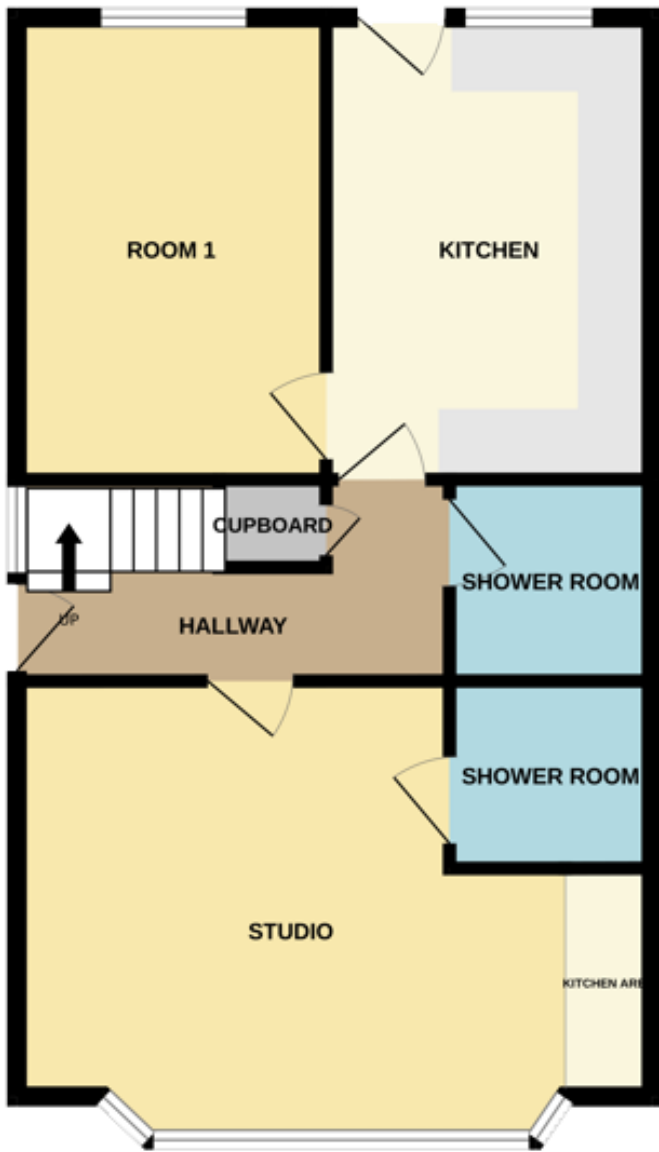


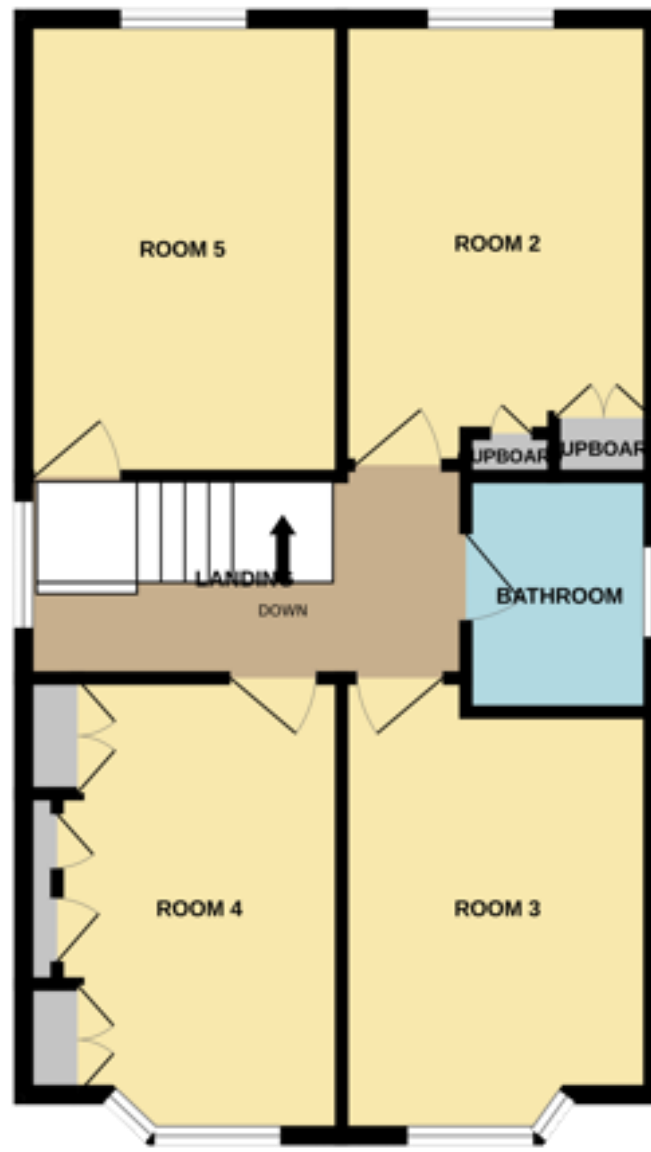
*Licensed HMO Generating Lucrative  
Income Occupying a Generous Plot  
in Popular Residential Area*

31 SUNNYSIDE ROAD  
POOLE, DORSET BH12 2LB

goadsby



Ground Floor



First Floor

Plans not to scale. For illustration purposes only

**LOCATION**

Parkstone Shopping thoroughfare approx. 0.6 miles. Branksome Mainline Railway Station approx. 1.2 miles. Bournemouth & Poole College approx. 1.8 miles. Wallisdown University Campus approx. 2.2 miles. Poole General Hospital approx. 2.2 miles. Poole Town Centre within 3 miles. Bournemouth Town Centre within 3 miles.

**FEATURES**

Deceptively spacious. Popular residential area. UPVC windows, fascia and cladding. Gas fired central heating. Digital door locks. Arranged over 2 floors only. Overhauled roof. Generous rear garden. Forecourt car parking for 2/3 vehicles.

**SUMMARY OF ACCOMMODATION**

1 x Self-Contained Studio. 5 Letting Rooms. Kitchen. Bathroom. Shower Room.

**LICENCES/PERMISSIONS**

We are informed that an HMO Licence for 6 persons in 6 households is currently held.

**TRADING & BUSINESS**

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

Studio	£866 pcm	Room 4	£650 pcm
Room 1	£650 pcm	Room 5	£650 pcm
Room 2	£650 pcm		
Room 3	£650 pcm	<b>TOTAL</b>	<b>£4,116 PCM</b>

**RATEABLE VALUE**

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

**TENURE**

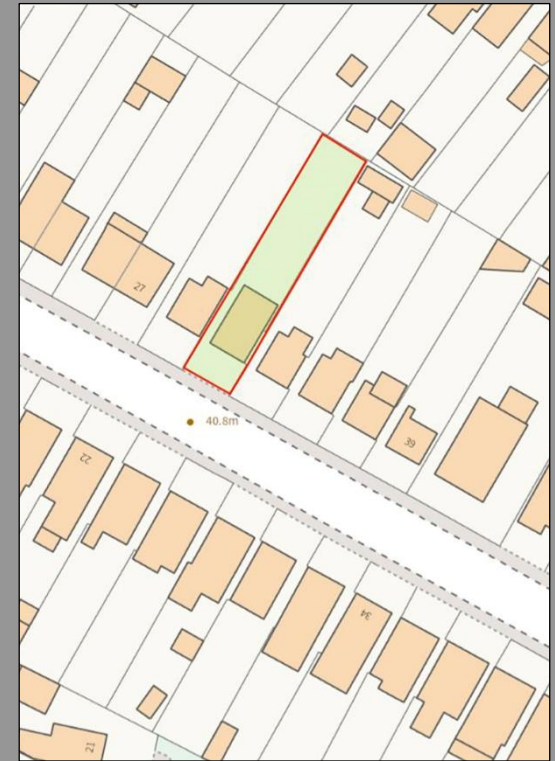
FREEHOLD

**PRICE**

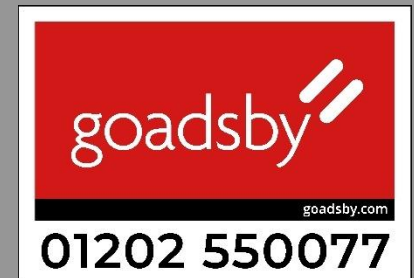
£450,000.

**EPC RATING**

**E** (39-54) **46** This is how energy efficient the building is.



Ref: H233319



BOURNEMOUTH  
& WINCHESTER

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

Contact  
Ian Palmer MNAEA (Commercial)    Mark Nurse  
Divisional Director    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.

