

*Well Maintained Letting Investment/
Home and Income Property on Corner
Plot Overlooking Pleasure Gardens*



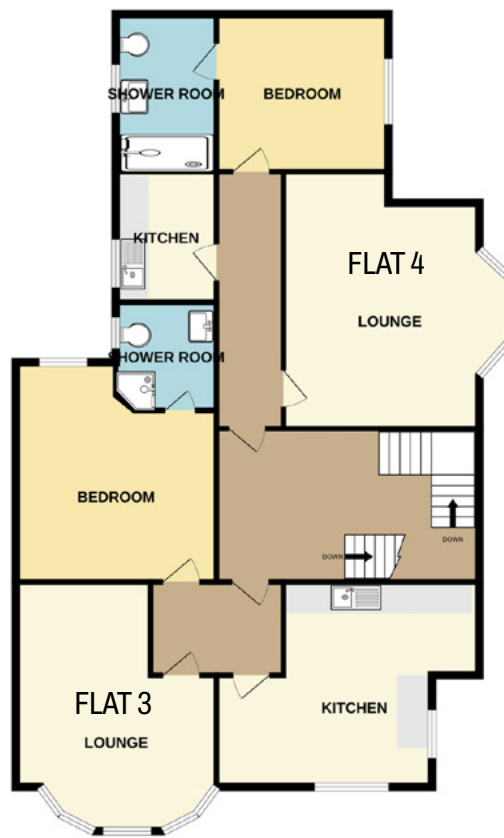
37 CHURCHILL ROAD

BOSCOMBE, BOURNEMOUTH, DORSET BH1 4ES

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Ground Floor



First Floor



Second Floor

This Floor Plan is for guidance only and is NOT to SCALE ©Goadsby
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LOCATION

Boscombe shopping thoroughfare and Sovereign Centre approx. 0.3miles. Boscombe Pier approx. 0.8 miles. Kings Park approx. 0.7 miles. Bournemouth Travel Interchange just over 1 mile. Bournemouth Town Centre approx. 1.7 miles. Royal Bournemouth Hospital approx. 3.2 miles.

FEATURES

Prominent corner site. Overlooking Churchill Gardens. Repointing. UPVC double glazing. Electric card meters. 2 garages. 3/4 off road parking spaces. Suit home and income. Genuine retirement sale after 45 year ownership.

SUMMARY OF ACCOMMODATION

Ground Floor - 2 x 1 Bedroom Flats

First Floor - 2 x 1 Bedroom Flats

Second Floor - 1 x 1 Bedroom Flat (potential to extend into roofspace)

Outside - Block of 2 garages and 3/4 parking spaces

TRADING & BUSINESS

The rent roll as at 28th October 2025 was:

Flat 1	£680 pcm	Flat 4	£790 pcm
Flat 2	£638 pcm	Flat 5	£680 pcm
Flat 3	£669 pcm	Total	£3,457 PCM

N.B. The current rents are below market level and offer genuine scope to be increased.

RATEABLE VALUE

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

TENURE

FREEHOLD.

PRICE

£495,000

EPC RATING

Flat 1



Flat 2



Flat 3

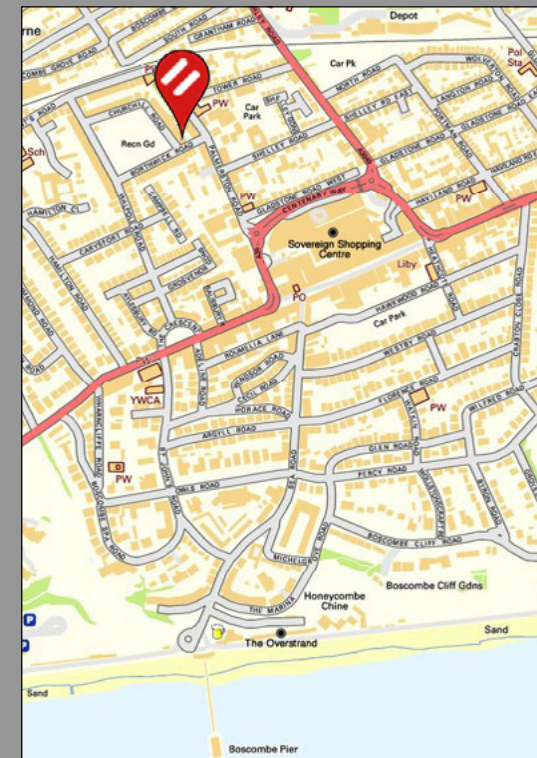


Flat 4



Flat 5





Ref: H335828



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& WINCHESTER

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