



Connells

Victoria Avenue
Bournemouth



Property Description

A substantial six-bedroom HMO with a C4 lawful use licence, ideally positioned on a prominent corner plot in the ever-popular BH9 postcode.

This proven investment property has operated successfully as an HMO for many years and is now offered to the market vacant, presenting an excellent opportunity for landlords, investors, or those looking to reconfigure or enhance the existing layout.

The accommodation comprises six well-sized bedrooms, along with ample communal space depending on layout preference, making it well suited to the student or professional rental market. The generous plot provides excellent off-road parking, with space for multiple vehicles—an invaluable asset for an HMO.

Externally, the property benefits from its corner position, offering an enhanced feeling of space, privacy, and potential for further landscaping or improvements (subject to necessary permissions).

With its long-standing HMO history, lawful C4 status, and strong rental demand in the area, this property represents a solid and reliable investment opportunity in a sought-after Bournemouth location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

two side aspect UPVC front doors for access

Entrance Hall

Radiator, understairs storage cupboard, electric fuse board within consumer unit downstairs

Lounge

16' 5" x 11' 8" (5.00m x 3.56m)

front aspect double glazed bay windows, radiator below, side aspect double glazing, open plan to the kitchen

Kitchen

11' 6" x 6' 3" (3.51m x 1.91m)

tile flooring, tiled over the counter, white wall and base units, rear aspect UPVC door toward the garden

Landing

radiator, side aspect double glazed window

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)

Ground Floor, front aspect double glazing, radiator below, wash hand basin

Bedroom Two

14' 8" x 10' 10" (4.47m x 3.30m)

front aspect double glazed bay window,

radiator below, wash hand basin, side aspect double glazed window

Bedroom Three

14' 8" x 10' 10" (4.47m x 3.30m)

front aspect double glazed bay window, radiator below, wash hand basin

Bedroom Four

13' 8" x 11' 8" (4.17m x 3.56m)

side aspect double glazed bay window, radiator below, wash hand basin

Bedroom Five

11' 8" x 9' 2" (3.56m x 2.79m)

wash hand basin, side aspect double glazed window, radiator below

Bedroom Six

10' 9" x 9' 8" (3.28m x 2.95m)

front aspect double glazed window, radiator below, wash hand basin

Bathroom

7' 10" x 6' 3" (2.39m x 1.91m)

rear aspect double glazed window, WC, wash hand basin, bath, shower over, tiled flooring, acrylic waterproof panels. combination boiler in cupboard, radiator, space and plumbing for Washing machine,

Bathroom Two

5' 10" x 5' 10" (1.78m x 1.78m)

WC, Wash hand basin, corner shower, side aspect double glazed window, radiator, tiled flooring and half tiled walls, loft access

Garden

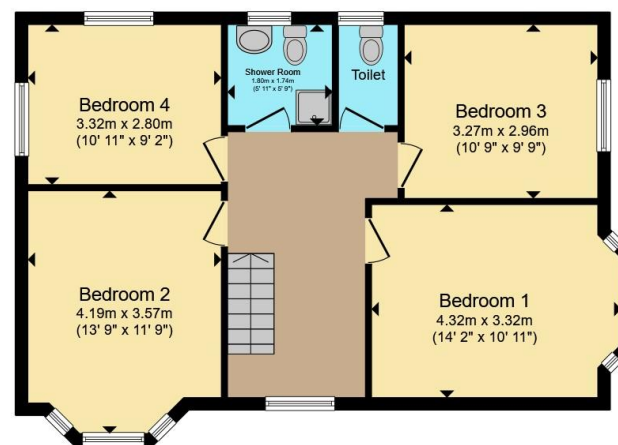








Ground Floor



First Floor

Total floor area 132.2 m² (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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689 Wimborne Road
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307734



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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