

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



**37 CHURCHILL ROAD**

**BOSCOMBE, BOURNEMOUTH, DORSET BH1 4ES**

**goadsby**



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 1st April 2026 was:

Flat 1	£748 pcm	Flat 4	£869 pcm
Flat 2	£700 pcm	Flat 5	£748 pcm
Flat 3	£735 pcm	<b>Total</b>	<b>£3,800PCM</b>

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

**D** 76-100 **67** This is how energy efficient the building is.

Flat 2

**C** 51-75 **69** This is how energy efficient the building is.

Flat 3

**C** 51-75 **70** This is how energy efficient the building is.

Flat 4

**C** 51-75 **78** This is how energy efficient the building is.

Flat 5

**E** (39-54) **48** This is how energy efficient the building is.



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**BOURNEMOUTH  
& WINCHESTER**

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

Contact

**Ian Palmer MNAEA (Commercial)**  
Divisional Director

**Mark Nurse**  
Associate Director

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