

Property Location Winton, Bournemouth

Portland Road is a popular residential location in Bournemouth's BH9 area, conveniently positioned for Charminster, Queen's Park and Winton. The surrounding area offers an excellent range of everyday amenities, independent shops, supermarkets, cafés and restaurants, together with good public transport links and easy access to Bournemouth town centre. The nearby Queen's Park provides attractive open space and recreational facilities, while a selection of well-regarded schools is also within easy reach. With its established residential character, varied property stock and convenient location, Portland Road is an attractive choice for families, homeowners and property investors alike.



Total Area: 121.6 m² ... 1308 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Portland Road, Bournemouth

Fixed Price £400,000

Martin & Co Bournemouth

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Key features:

- HMO
- Chain Free
- Four Bedroom House
- Semi-Detached
- Breakfast Room
- Off Road Parking
- Large Garden w/ Shed
- External Barbecue
- Gas Point
- Large Conservatory
- Gas Central Heating
- Driveway Parking
- Great Location
- Close to University
- Students in Situ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Situated in a popular residential location on Portland Road, this spacious semi-detached house presents an excellent opportunity for investors seeking an established HMO property in Bournemouth. The accommodation comprises four double bedrooms, generous living space, a conservatory, off-road parking and a large rear garden, making it equally suitable as a substantial family home.

Offered chain free and benefiting from freehold ownership, gas central heating and double glazing, the property provides well-proportioned and versatile accommodation. The spacious reception area offers a comfortable communal space, while the adjoining conservatory provides additional living space with direct access to the rear garden.

The four double bedrooms are well suited to an HMO arrangement, providing comfortable individual accommodation alongside practical communal areas. The property's layout and generous proportions make it particularly appealing to the professional rental market.

Externally, there is off-road parking to the front and a large rear garden, providing valuable outdoor space for residents and further enhancing the property's appeal. The garden also benefits from an external gas point, allowing a barbecue to be connected without the need for a gas bottle, while the garden shed is equipped with lighting and power outlets.

The property is conveniently located for Bournemouth's amenities, transport links and employment centres, with a good selection of shops, services and leisure facilities nearby. Bournemouth town centre and the wider Dorset coastline are also within easy reach.

With its four double bedrooms, HMO status, off-road parking, large garden and freehold tenure, this substantial property offers an attractive investment opportunity and is offered to the market chain free.

Agent's Notes:

Tenure: Freehold

Council Tax Band: C

EPC: D

Students in situ.

Parking for two on driveway

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

