

# enfields



21 Bingham Road, , Bournemouth, BH9 1BS

£420,000

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{prop\_price\_text}

\*\*\* ATTENTION INVESTORS - STUDENT PROPERTY \*\*\* Enfields are pleased to offer this six bedroom licensed House of Multiple Occupancy with C4 established use, currently arranged as a student house, in sought after Bingham Road, Winton. The property has off road parking to the front for three cars and a large secluded, private garden to the rear. A large detached property offering an excellent return on investment with 5 letting rooms, or suitable as a large family home and income. Tenants are already secured for the academic year 2024-25 making this property an ideal investment purchase. \* Detached house \* FIVE double bedrooms \* Downstairs cloakroom shower room \* Upstairs modern bathroom with electric shower over the bath \* Communal living room diner \* Modern kitchen \* Rear garden \* Off road parking \* Double glazing \* Gas central heating \* No forward chain \* The property currently used as a rental to achieve £28,500 p/a There is scope for further extension/annex potential (STPP), should more space be required.

Porch

Entrance Hall

Bedroom One – 15'10 x 13

Reception – 11'10 x 9'6

Kitchen – 13'3 x 9'10

Shower Room – 9 x 6'7

Landing –

Bedroom Two – 15'10 x 12'11

Bedroom Three – 12'8 x 11'3

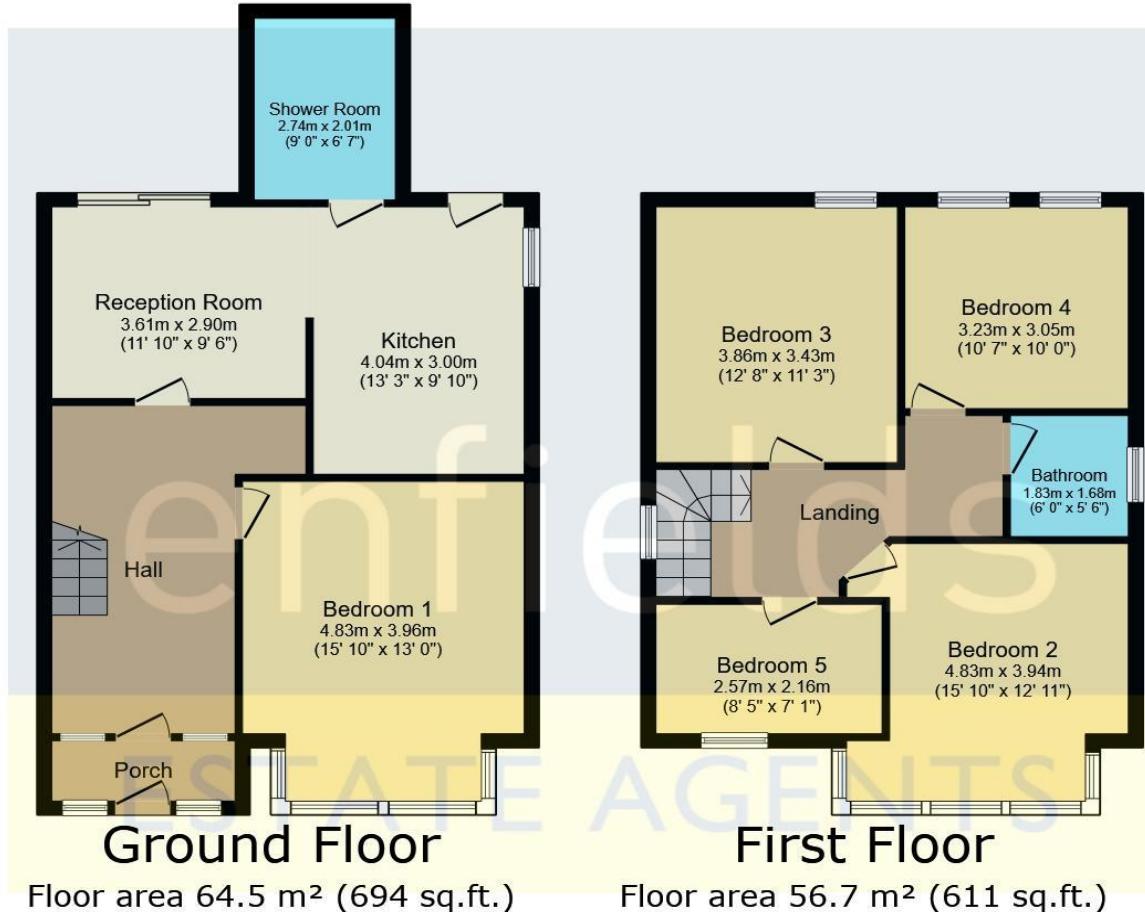
Bedroom Four – 10'7 x 10

Bathroom – 6 x 5'6

Bedroom Five – 8'5 x 7'1

Garden

Driveway



**TOTAL: 121.2 m<sup>2</sup> (1,305 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating travelling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

