



Cardigan Road

Bournemouth, BH9 1BG

Guide Price £410,000

- Currently Let to University Students
- Currently Let at £2,125 PCM
- Five Double Bedrooms
- Conservatory
- Kitchen/Breakfast Room
- Two Shower Rooms
- Off Road Parking
- Minutes Walk to Winton High Street and University



CALLING ALL INVESTORS

House and Son are proud to be able to offer for sale this detached house which is currently let to five Bournemouth University students providing an income of £2,125.00 per calendar month. For the forthcoming academic year students have already been secured. The property is situated in a much sought after residential area within minute's walk to Winton high street. Bournemouth town centre is within close proximity.

ENTRANCE PORCH

UPVC double glazed door. Part wood and glazed front door to

ENTRANCE HALL

Radiator. Stairs to first floor, wall mounted thermostat, under stair storage.

KITCHEN

13' 4" x 12' 8" (4.06m x 3.86m)

Single bowl single drainer sink unit inset roll top work surfaces, range of base units with integrated electric oven, four ring gas hob, filter canopy, wall mounted matching units, space for dining table, space and plumbing for washing machine, space for fridge and freezer, wall mounted gas fired boiler serving central heating and hot water, UPVC double glazed French doors to

CONSERVATORY

11' 7" x 10' 3" (3.53m x 3.12m)

UPVC double glazed with open and tilt windows and French doors to rear garden.

GROUND FLOOR BEDROOM ONE

18' 4" x 12' 2" (5.59m x 3.71m)

UPVC double glazed bay window to front, radiator, coved ceiling.

BEDROOM TWO

13' 8" x 12' 2" (4.17m x 3.71m)

UPVC double glazed window to front, radiator.

GROUND FLOOR SHOWER ROOM

Walk in shower with electric shower over, wall mounted wash hand basin, low level WC, two UPVC double glazed

frosted window to side and rear, part tiled walls.

STAIRS TO FIRST FLOOR LANDING

Two built in storage cupboards.

BEDROOM THREE

12' 1" x 11' 9" (3.68m x 3.58m)

UPVC double glazed bay window to front, radiator, vanity unit with inset wash hand basin.

BEDROOM FOUR

12' 4" x 11' 9" (3.76m x 3.58m)

Dual aspect UPVC double glazed windows to front and rear. Two radiators.

BEDROOM FIVE

15' 2" x 9' 6" (4.62m x 2.9m)

UPVC double glazed window to rear, radiator, built in wardrobe with overhead boxes, built in cupboard.

FIRST FLOOR SHOWER ROOM

Suite comprises built in shower cubicle with built in shower, vanity unit with inset wash hand basin, tiled splashback, low level WC, two UPVC double glazed windows, radiator.

AGENTS NOTE

We are advised the property is to include all fixtures, fittings and appliances.

FRONT GARDEN

Low brick boundary wall, various shrubs, path leads to UPVC double glazed front porch.

REAR GARDEN

The garden is enclosed by fencing with double doors providing access for off road parking. The reminder of the garden is laid to lawn, various shrubs, trees and shingle areas.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

48 CARDIGAN ROAD BOURNEMOUTH BH9 1BG	Energy rating C
Valid until 28 April 2031	Certificate number 0320-2931-2040-2929-3555

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements