





HOUSE AND SON

We have been given instructions for the sale of this ongoing investment, which is let agreed for the forthcoming academic year of 2023/2024, from 25th Aug 2023 until the 8th Aug 2024 on a 50-week term achieving £2100.00 per calendar month, £24,150 per annum; giving a rental yield of 6.5%.

The property has been improved and enhanced by its current owner and now has four-double bedrooms, across three floors, in addition to a communal lounge, kitchen, shower room and additional WC. Externally there is a private front and rear court yard garden.

The property fully meets all necessary local and national lettings requirements, including large HMO amenity standards, with copies of all licenses and safety certificates held on file and available to prospective purchasers upon request. Furthermore, the property also has a certificate of lawful use.

The property would make an ideal rental to students or working professionals as it finished to a high standard. The property is approximately 1 mile to the university campus Wallisdown and a 15-minute cycle from Royal Boumemouth Hospital and JP Morgan.

Located in the popular area of Winton the house is within walking distance to local shops, parks, recreation spaces and main bus routes, including the University Bus, which provides a direct link to University Campus Lansdowne, Poole College and AECC University College (chiropractic) in Boscombe.

Please contact House & Son today to register your interest in this excellent investment opportunity.



ENTRANCE HALL

11' 5" x 5' 2" (3.48m x 1.57m)

BEDROOM ONE

13' 2 into bay" x 10' 10 into recess" (4.01m x 3.3m)

LOUNGE

12' 8" x 9' 2" (3.86m x 2.79m)

KITCHEN

12' 6" x 6' 9" (3.81m x 2.06m)

BEDROOM TWO

16' 7 into recess" x 9' 7" (5.05m x 2.92m)

SHOWER ROOM

7' 9 into door recess" x 5' 7" (2.36m x 1.7m)

BEDROOM THREE

10' 5 into bay and door recess" x 10' 11" (3.18m x 3.33m)

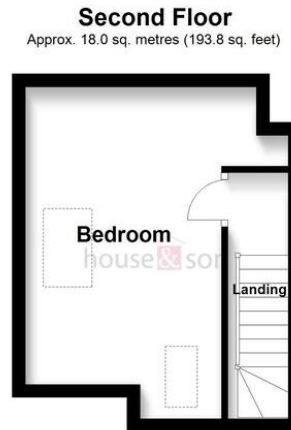
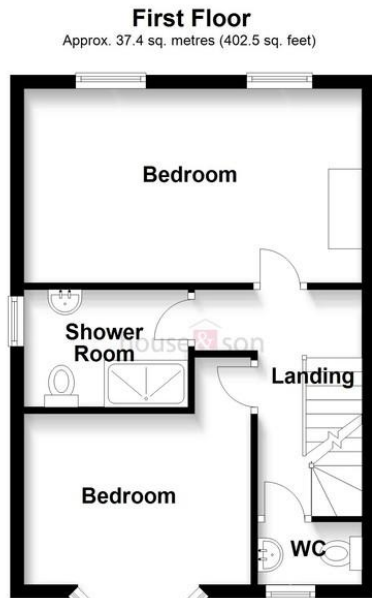
WC

5' 1" x 2' 10" (1.55m x 0.86m)

BEDROOM FOUR

15' 11 max" x 12' 7 into recess" (4.85m x 3.84m)





Total area: approx. 92.8 sq. metres (999.4 sq. feet)

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.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

26, Cranmer Road BOURNEMOUTH BH9 1JU	Energy rating D	Valid until: 3 June 2029 Certificate number: 0448-1038-6246-6441-3940
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Property type
Detached house