

FOR SALE



Moordown, Bournemouth

4 Bedrooms, Detached House

Asking Price Of £385,000



** INVESTMENT OPPORTUNITY **

- 4 Bedroom Student House
- Students in Situ
- 6% Yield
- Minutes from University Campus
- Off Road Parking Available
- Separate Kitchen
- Separate Dining Room
- Large Garden with Patio
- Character Victorian House

Large student property with allocated parking, students in situ and in close proximity to the University Campus is a perfect investment opportunity for any investor.

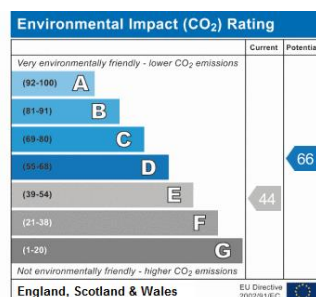
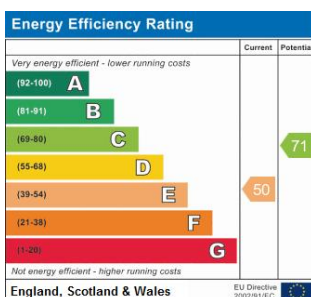
This spacious property achieves 6% Yield and features 4 large double rooms, while having a spacious living area perfect for student living.

The Quiet Cul-de-sac location provides students with the perfect opportunity to enjoy student life, while still being close to the main student hubs in Bournemouth.

The property has a large, secure garden providing students with the perfect space to enjoy the summer months while exams are in place and the beach is inconvenient for revision. Overall this property is the perfect base for any students to be successful in their studies.

As a purchaser this property offers the versatility of being an investment opportunity or a spacious 4 bedroom home in a delightful area of Bournemouth. The property is located close to Redhill park and is situated near the wealth of amenities along Wimborne road.

The combination of convenient, well located services and quaint local parks provides the perfect combination for family living.





FREEHOLD
Council Tax Band C
EPC E

DISTANCES:

- 300 mts to Winton Highstreet
- 400 mts to Redhill Park
- 1.0 km to Bournemouth University
- 3.3 km to Bournemouth Town Centre
- 4.2 km to Award-Winning Sandy Beaches
- 4.3 km to Bournemouth Airport
- 6.0 km to Poole Ferry Terminal

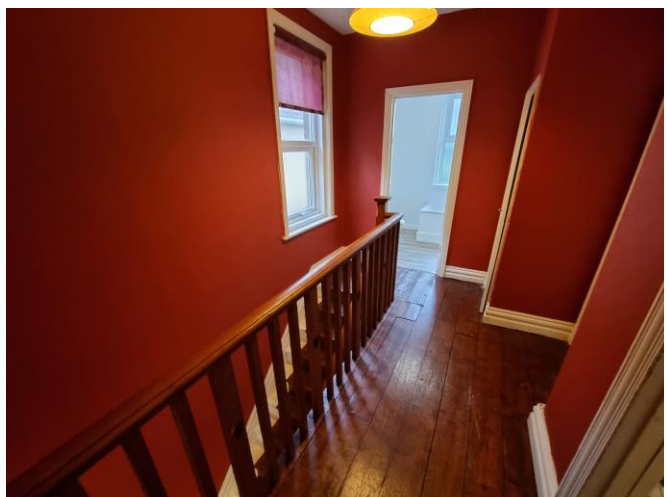
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

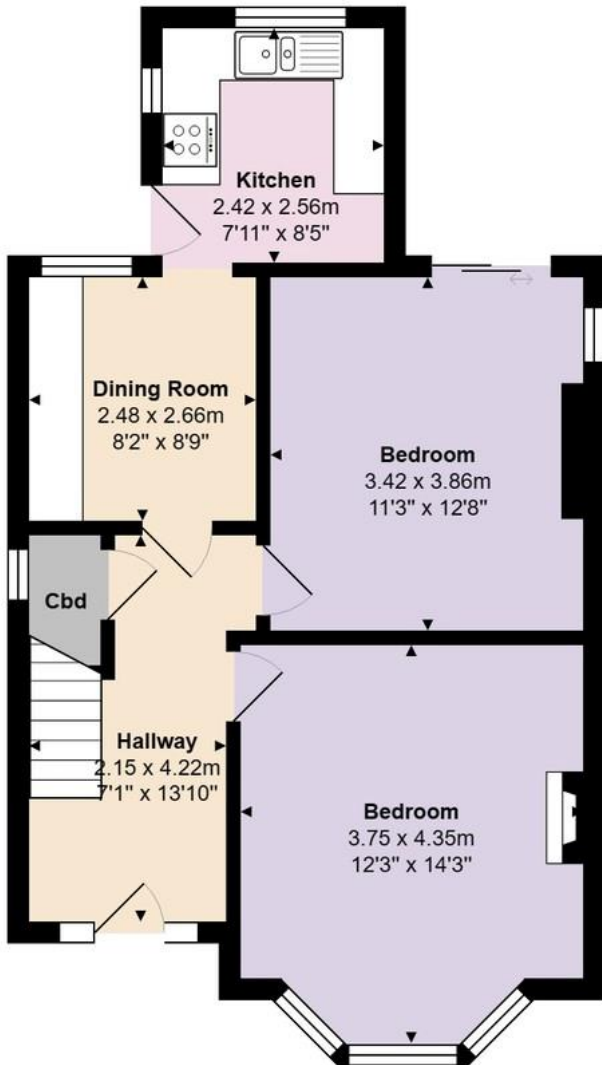
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

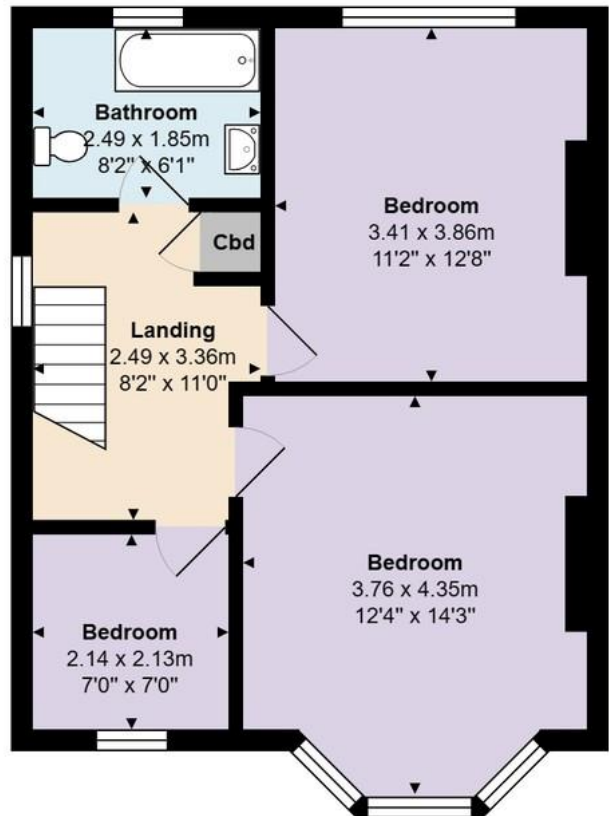
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor



First Floor



Total Area: 100.7 m² ... 1084 ft²

All measurements are approximate and for display purposes only



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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.

