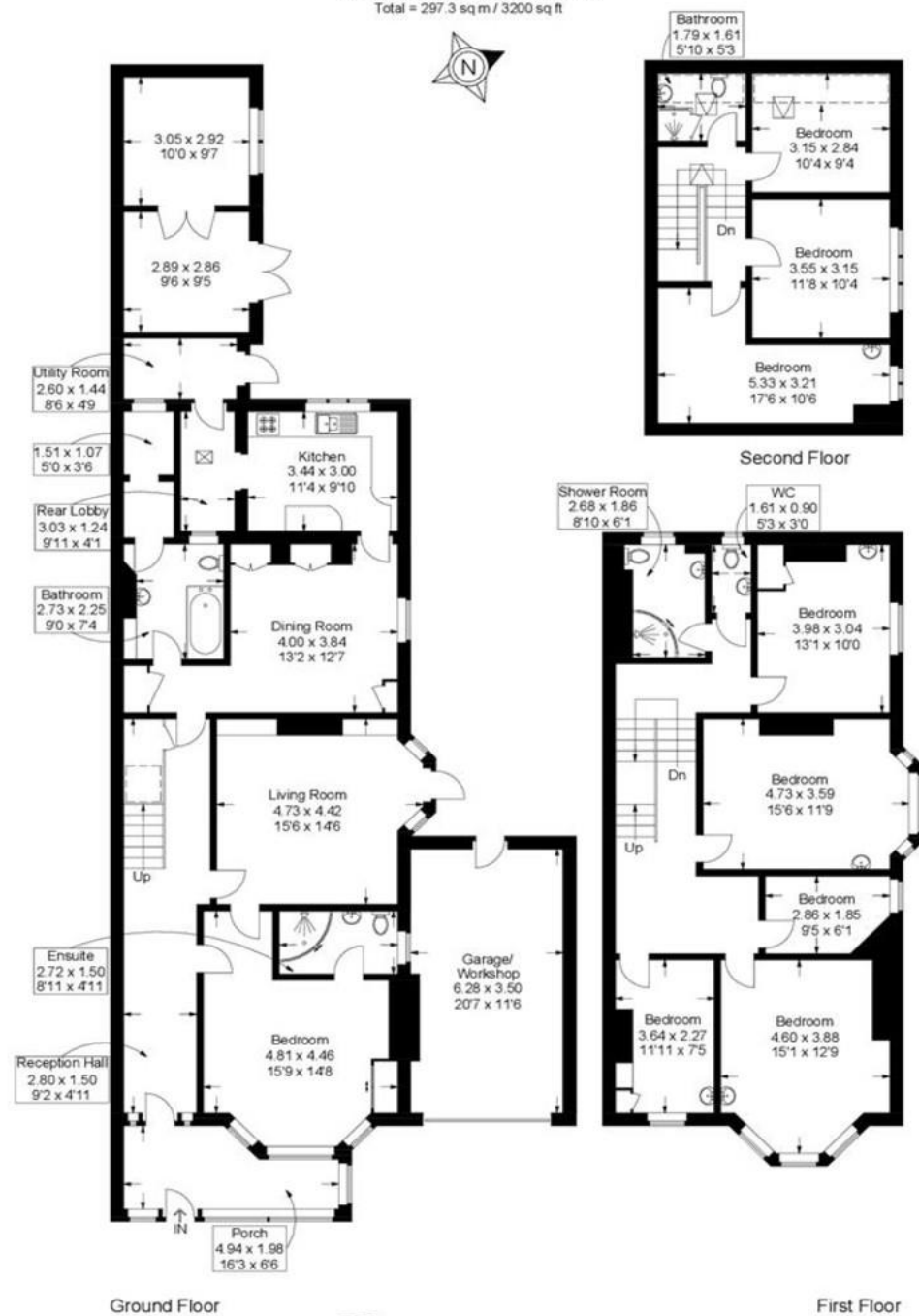


Holdenhurst Road, Bournemouth
 Approximate Gross Internal Area = 293.4 sq m / 3158 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 3.9 sq m / 42 sq ft
 Total = 297.3 sq m / 3200 sq ft



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.



Holdenhurst Road, Bournemouth

Offers Over £640,000

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Nine Bedroom Guesthouse

Good Size Owners
Accommodation

Large Corner Plot with
Parking

Convenient Location Close
To Town.

Superbly Kept Throughout

Gas Central Heating, Boiler
4 Years Old

Established Business
Versatile Accommodation



Why you'll like it

Area Springbourne is a suburb of Bournemouth, it occupies the north-east part of the town and is in close proximity to Bournemouth Town Centre. Springbourne has a mixed selection of property but primarily is made up of houses circa 1900's. Some of the original houses have been converted into apartments and there's also plenty of new modern developments offering further flat living.

Its main road, Holdenhurst Road, has an array of small individual shops which lead through to the town centre. Kings Park is close by and offers climbing frames, swings, roundabouts, ball courts, slides, a skate park for teenagers and other facilities. There's almost something for everyone with a Cafe, sports pitches, orienteering, athletics track, large open areas, indoor bowls and free off-road parking. Home also to AFC Bournemouth and the Vitality stadium. The area is close to shops and local beaches and has great transport links to further afield.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Summary A superb Nine bedroom semi detached guest house with further

owners accommodation situated in a convenient corner plot location, with ample parking to the front. Superbly kept throughout the property offers versatile living and could be used as a business, home and income or could be a spacious residential dwelling.

The property has been owned by its current owner for over twenty years and has built up a regular clientele of returning short and long term guests. Situated over three floors the property has been tastefully modernised throughout and is fully compliant with updated certification. There are a mixture of double, twin and family rooms and just one single room, which is always popular. Bathrooms are located on each level. The dining room currently caters for twelve covers, although more could be added if required. The kitchen is modern throughout with range of appliances, a further utility area adjoins. The owners accommodation is a good size with lounge, double bedroom and ensuite. There are further adjoining rooms which offer versatile usage, gym, snug, office etc. To the side of the property is a 20' Garage/workshop. The property's corner plot offers a good size rear garden which is part laid to lawn and patio, various borders and range of mature hedging offers a great deal of seclusion and security. Side Gate. To The front of the property a recently tarmacked driveway offers ample parking.

Tenure Freehold

Council Tax Band - A (personal)
No business rates

