





HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

A spacious four-bedroom semi-detached HMO, set on a generous plot measuring X by X. Currently achieving an annual income of £17,600 for the 2024–2025 academic year, House & Son anticipate a realistic rental potential of £21,340 for the 2025–2026 academic year, based on an 11-month tenancy.

The extensive plot also offers promising long-term development opportunities for the discerning investor* (subject to planning consents and building regulations).

For further details, don't hesitate to contact House & Son today.

ENTRANCE

A UPVC double-glazed front door leads into the reception hallway.

RECEPTION HALLWAY

9' 3" x 3' 11" (2.82m x 1.19m)

Stairs to the first floor, UPVC double-glazed window to the front, radiator and ample provision for coats, shoes etc.

BEDROOM ONE

10' 8" x 10' 4" (3.25m x 3.15m)

A UPVC double glazed window to the front, with double radiator underneath, a cast iron original mantle with a tiled hearth and an original picture rail.



LOUNGE/DINER

13' 7" x 11' 1 into chimney recess" (4.14m x 3.38m)

A large UPVC double-glazed picture window to the rear, wooden mantle piece with tiled hearth, double radiator, an original picture rail and double door into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 0 max" x 7' 5 max" (4.88m x 2.26m)

A 'country style' kitchen with a range of base and wall mounted units, stainless steel sink with a drainer to the side, integrated double oven with a four ring gas hob and an extractor fan over, space for a washing machine and freestanding fridge/freezer, a UPVC double glazed window to the rear, with a breakfast bar underneath, further UPVC double glazed window and door to the side, a wall mounted gas fired combination boiler, tiled floor and access into:

GROUND FLOOR WC

A white low-level WC with a space-saving wash hand basin over, a tiled floor, a concealed cupboard housing the electrical consumer unit, storage shelves, and a high-capacity extractor fan.

FIRST FLOOR LANDING

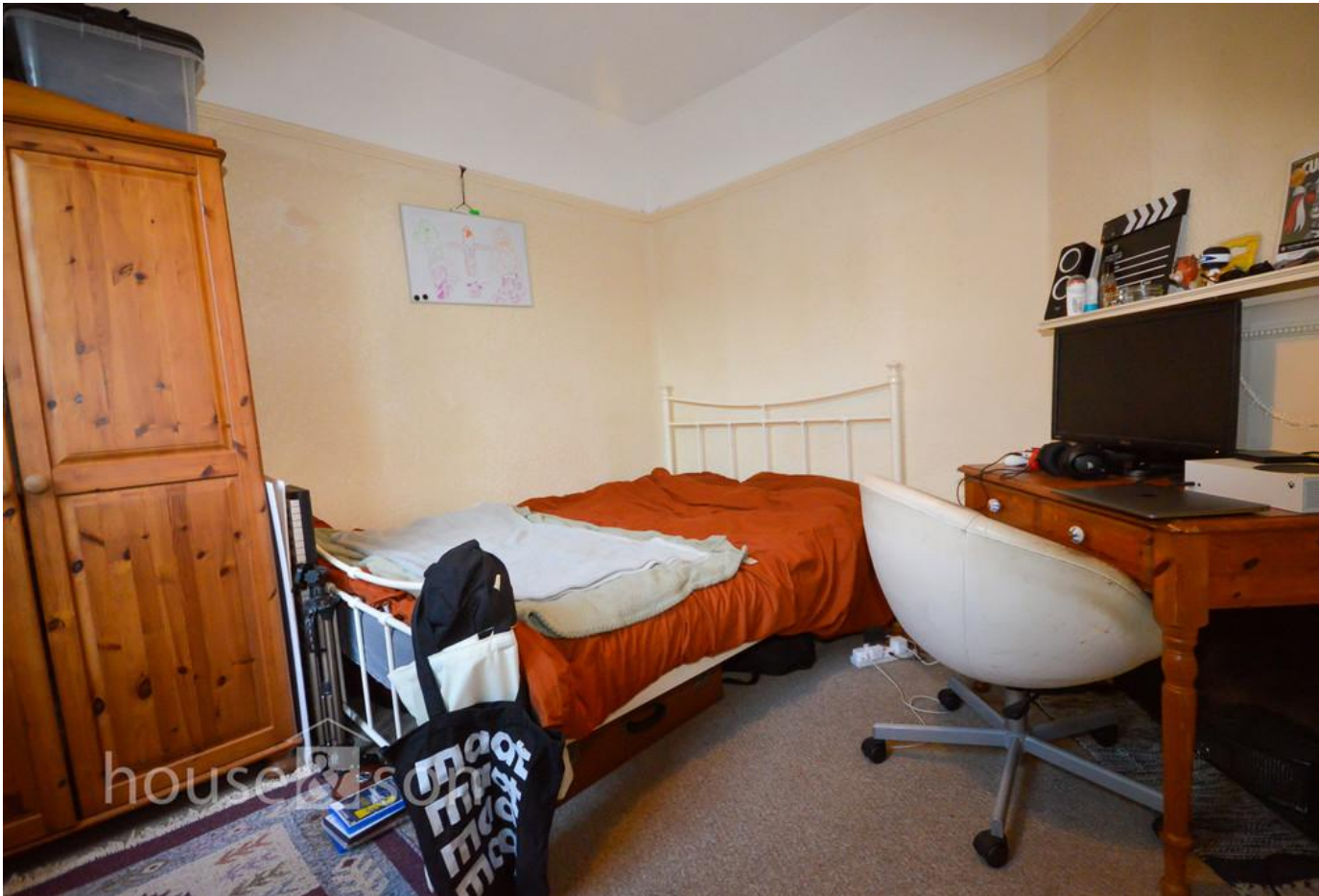
There is a tall storage cupboard, a UPVC double-glazed window to the front, a loft hatch and access to all first-floor rooms.

BEDROOM THREE

10' 6" x 10' 4" (3.2m x 3.15m)

A UPVC double glazed box bay window to the front, double radiator, picture rail and original cast iron fireplace including mantel.







BEDROOM THREE

13' 8 max" x 11' 0 into chimney recess" (4.17m x 3.35m)

UPVC double-glazed window to the rear, double radiator under, picture rail and original cast iron fireplace.

BEDROOM FOUR

10' 11" x 7' 5" (3.33m x 2.26m)

UPVC double-glazed window to the side and a radiator underneath.

BATHROOM

7' 4" x 4' 8" (2.24m x 1.42m)

The white three-piece suite comprises a bath with side and end panels, a T-bar shower and taps over and a glass shower screen to the side, with chrome trims. A wash hand basin with chrome mixer tap over and a vanity unit under, low-level WC, an obscure UPVC double glazed window to the side, tiled walls, vinyl floor and an extractor fan.



GARDEN

A large garden with an overall length and width of approximately...., mostly laid to lawn, however with a hardstanding at the bottom of the garden which provides off-road parking for multiple vehicles, accessed via Gresham Road, with a dropped down kerb and double timber gates, a variety of established plants, a small patio area abutting the rear of the house and access into:

SUMMER HOUSE

a large timber summer house providing ample storage for bikes etc.

OUTSIDE FRONT

a large frontage, enclosed by multiple mature plants, with paved paths leading to the front door and timber gate to the side.



English | [Cymraeg](#)

Energy performance certificate (EPC)

16 South Hill Road BOURNEMOUTH BH9 1RL	Energy rating	Valid until:	7 November 2032
	C	Certificate number:	5332-2829-8209-0328-1206

Property type Semi-detached house

Total floor area 91 square metres