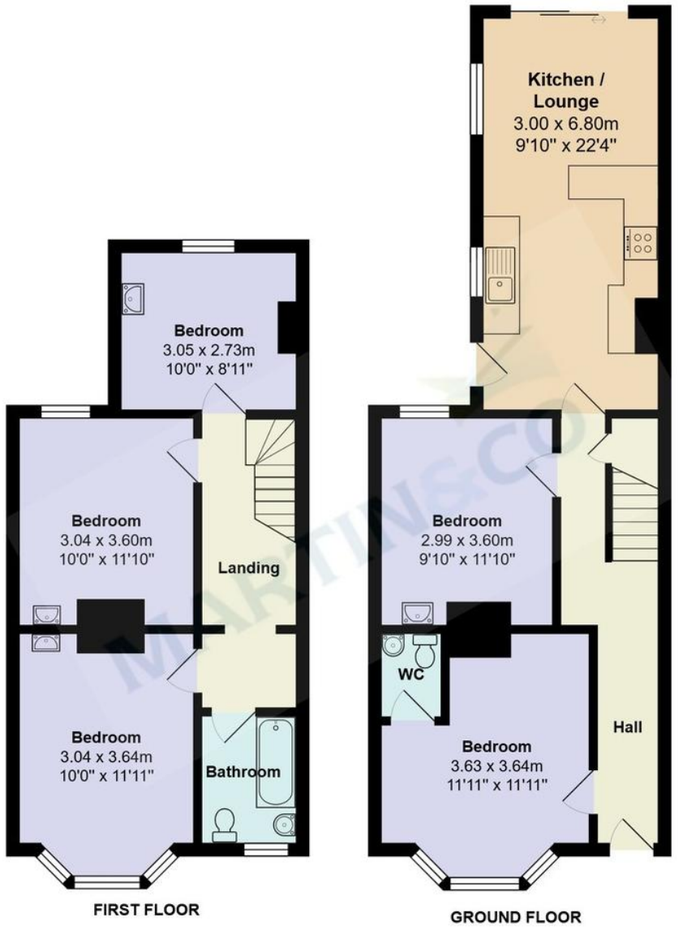
Property Location
Winton, Bournemouth

Winton is a vibrant and well-established suburb close to Bournemouth town centre. Popular with first-time buyers, families, professionals and students alike, the area offers excellent transport links, highly regarded schools and convenient access to Bournemouth University, Arts University, the town centre and the award-winning sandy beaches. With its strong sense of community, wide range of local amenities and excellent connectivity, Winton remains one of Bournemouth's most sought-after residential locations for both homeowners and investors.



Total Area: 102.5 m² ... 1104 ft²

All measurements are approximate and for display purposes only







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, seller(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.

Wimborne Road, Bournemouth

Offers Over £300,000

Martin & Co Bournemouth
192 Seabourne Road ● Bournemouth ● BH5 2JB
T: 01202559922 ● E: bournemouth@martinco.com

01202559922
http://www.bournemouth.martinco.com

Key features:

Semi-Detached House

Licensed 5 Bed HMO

102.5 sq. m

South-East Garden

Gas Central Heating

Double Glazed

EPC Rating C

Successful Student or

Professional Let

Popular Location

No Forward Chain



Why you'll like it

A substantial and highly versatile Freehold semi-detached house situated in the heart of Winton, offering an excellent opportunity as either a spacious family home or a licensed House in Multiple Occupation (HMO) with a proven rental history.

Successfully managed by the Martin & Co Lettings team, the property has consistently accommodated both students and professional tenants and is currently licensed for occupation as an HMO. Extending to 102.5 sq. metres, the property offers generous and adaptable accommodation throughout. The ground floor comprises an entrance hall leading to a spacious bay-fronted bedroom, complete with its own wash hand basin and WC. To the rear is a further generous bedroom overlooking the garden, also benefitting from a wash hand basin. The spacious fitted kitchen provides an excellent range of wall and base units with ample worktop space and room for dining, creating a practical communal area.

The first floor offers three further well-proportioned bedrooms, each fitted with its own wash hand basin, together with a family bathroom comprising a bath with shower over and wash hand basin.

Outside, the property enjoys a private south-easterly facing rear garden, mainly laid to lawn with patio areas, providing an excellent outdoor space for tenants or family enjoyment. Further benefits include gas central heating, double glazing throughout, an EPC Rating of C and Freehold tenure.



Conveniently located on Wimborne Road, the property is ideally positioned for Winton High Street, Bournemouth University, Arts University Bournemouth, regular transport links, Bournemouth Town Centre and the award-winning sandy beaches.

Whether you are looking for a ready-made investment with an established letting history or a substantial family home offering flexible accommodation, this property represents a fantastic opportunity in one of Bournemouth's most popular residential locations.

Agent's notes:
Tenure: Freehold
Council tax: C
All utilities are connected

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.













