

Property Location Charminster



Total Area: 156.9 m² ... 1689 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, 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.



St Leonard's Road, Charminster, Bournemouth

Guide Price £350,000 - £375,000

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Chain Free

Huge Five Bedroom House

Driveway For Two Cars
Garage

Brilliant HMO/Student Let
Potential

Potential Income of £43,200

Fantastic Family Home

Blank Canvas

Huge Internal Floor Space

Scope For HUGE Loft
Conversion STPP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

****CHAIN FREE - GUIDE PRICE £350,000 - £375,000**** Located within a well-established residential area of Bournemouth, this substantial semi-detached property offers a rare opportunity to acquire a highly versatile home with significant scope for enhancement and strong investment potential. Currently arranged as a four bedroom house, the accommodation is particularly generous at ground floor level, where three well-proportioned reception rooms provide excellent flexibility of use and the potential to reconfigure the layout to suit a variety of needs.

The property is best described as a blank canvas, presenting incoming purchasers with the chance to modernise and adapt the space to their own specification. In its current form it functions comfortably as a spacious family home; however, the layout and size lend themselves equally well to conversion into a multi-let or student accommodation, subject to the necessary consents. With thoughtful reconfiguration, the property could provide six or even seven letting rooms, supported by two existing bathrooms, making it an appealing proposition for investors seeking a high-yield opportunity in a popular rental location.

Externally, the house continues to impress. A garage - an increasingly uncommon feature for properties of this style and location - adds both practicality and additional storage, while off-street parking to the front comfortably accommodates at least three vehicles. To the side, a garden area offers useful outdoor space with scope for landscaping or communal use, and to the rear there is a low-maintenance courtyard.

The combination of generous internal space, flexible accommodation and valuable external features makes this a compelling purchase for buyers looking to create a sizeable family residence or for investors aiming to establish a well-configured HMO. Based on a six bedroom multi-let setup, the property is estimated to achieve a gross annual income in the region of £43,200, subject to specification, licensing and prevailing market conditions.

Overall, St. Leonards Road represents a rare chance to secure a property with genuine adaptability and strong long-term potential in a consistently popular Bournemouth location.

Agent Notes:
Freehold
EPC - C
Council Tax - D
Parking - Driveway and Garage

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.

