



**Withermoor Road Bournemouth BH9 2NU**

**£370,000 Freehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

arla | propertymark  
PROTECTED



01202 520600



info@adamsprops.uk



www.adamsprops.uk



343 Wimborne Road  
Bournemouth, BH9 2AD



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£370,000 Freehold

**\*\* INVESTMENT PROPERTY \*\*** Adams Property Agents are delighted to offer for sale this superbly positioned 4 bedroom detached house. Currently let to students as an excellent investment property - with a let agreed until August 2025@ £2,200pcm with bills & WIFI included. The property offers an open plan kitchen / lounge / diner, 4 large double bedrooms, a bathroom with electric shower in the bath and has gas fired central heating and double glazing installed throughout.

There is ample off road parking as well as gate access to the rear garden.

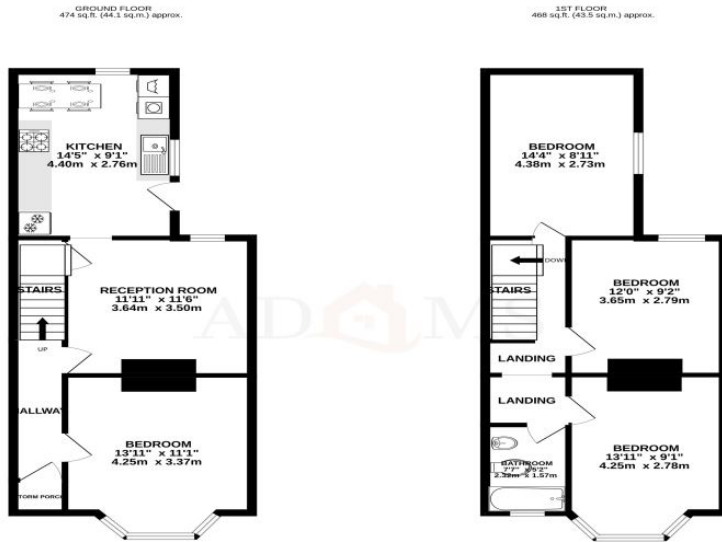
Located a short walk from both Bournemouth University and Winton High Street with its shops, cafes and bars, it is a sought after student property which is always let quickly and achieves premium rent.

FREEHOLD

NO FORWARD CHAIN

Council Tax Band C (£1738 per annum)

**AGENTS NOTE:** Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Adams Property Agents has authority to make or give any representation or warranty in relation to this property. Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, materials, fixtures and appliances shown are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, options and appliances shown have not been tested and no guarantee can be given as to their availability or condition at the time of sale.  
 Made with Bluebeam 12/2023



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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