



Somerley Road Winton BH9 1EN

£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.

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PROTECTED



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343 Wimborne Road
Bournemouth, BH9 2AD

**Somerley Road Winton BH9 1EN****£370,000 Freehold**

Adams Property Agents are delighted to offer for sale this spacious five-bedroom semi-detached house, located on Somerley Road, Winton, Bournemouth. This property offers versatile accommodation, making it an excellent opportunity for both families seeking generous living space and investors looking for a buy-to-let opportunity. The property benefits from an HMO licence and features an open-plan kitchen and lounge, two bathrooms, and an additional room suitable for use as a home office or storage space.

The ground floor comprises an open-plan kitchen and lounge, providing a welcoming area for cooking, dining and relaxing. There are also two double bedrooms and a bathroom fitted with a shower.

The first floor features three further bedrooms, including two generously sized double bedrooms and one smaller double bedroom. There is also a bathroom with a separate WC, offering added convenience.

With its flexible layout, five bedrooms and HMO licence, this property offers a range of possibilities. Families can benefit from the generous bedroom accommodation and additional space, while investors may find it an attractive opportunity for shared rental accommodation, subject to the applicable licence conditions and regulations.

FREEHOLD

NO FORWARD CHAIN

Council Tax Band C (£2,133.33 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



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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