

MRKT

PROPERTY EXPERTS

3 Queensland Road, BH5 2AB

Private Treaty £425,000

FOR SALE



Property Features:

- Six bedrooms
- HMO Licensed
- Tenant in situ
- Investment Opportunity
- Driveway
- Private Garden
- Freehold

Summary

****HMO INVESTMENT OPPORTUNITY - 6%+ GROSS YIELD**WELL MAINTAINED**GREAT FOR AECC STUDENTS ** MRKT Property Experts are pleased to offer this six bed licenced HMO in Pokesdown...**

Description

MRKT Property Experts are pleased to present this six-bedroom licenced HMO. Set nearby to amenities on Christchurch Road, Pokesdown Train Station, AECC College (Health Sciences University) and Southbourne Grove the property is in bustling area with good facilities. It is also a short walk to the beach.

The external aspects of the property have recently been replenished (June 2023), and the property has a large concrete driveway which would fit 2-3 cars, and grass garden at the rear.

Currently the property is set up with two large bedrooms downstairs, and a living area which leads to the kitchen. Upstairs there are a further four bedrooms of mixed sizes, three have been used as doubles and one currently as a single (see floorplan), a shower room and bathroom.

Room Dimensions

- GF Reception Bedroom 1
- GF Reception Bedroom 2
- Reception Room
- Kitchen
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bedroom 6
- Shower Room
- Bathroom

Floor Plan



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>(92- A)</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	72	82	77
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Additional Information

- Council Tax Band: C
- Lease Length:
- Service Charge: 0.00
- Ground Rent: 0.00