

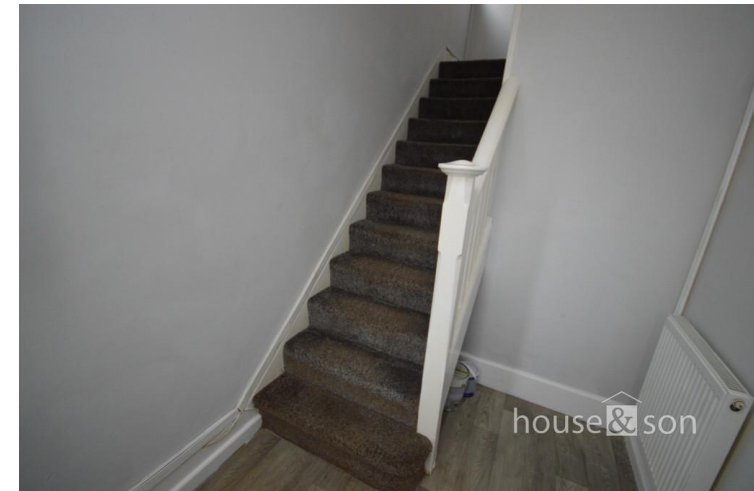


Victoria Avenue

Bournemouth, BH9 2RP

**Offers In Excess Of
£300,000**

- Freehold Title for Both Flats, Land and Garages (Purchaser to Finish Garages)
- Cash Buyers Only
- Two Bedroom Ground Floor Garden Flat
- One Bedroom First Floor Flat
- Investment Opportunity
- Rarely Available
- Combined Yield approx £37,000 PA
- Corner Plot



HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this exciting investment opportunity - CASH BUYERS ONLY. This investment property with the Freehold Title for the ground floor two bedroom garden flat and one bedroom first floor flat - a combined rental yield of £2,075 per calendar month, with the further benefit of five garages (to be completed by purchaser) with an anticipated yield of £1,000 per calendar month. This sale is Freehold including land to rear, garages (to be completed by purchaser) and two flats.

Located within close proximity to good local schools, shopping and transportation links to further afield. Rarely available. Good rental return yield. An opportunity not to be missed! Call to book your appointment.

82A VICTORIA AVENUE - GROUND FLOOR GARDEN FLAT

The ground floor garden flat comprising private front door entrance, south facing garden, living room with modern fitted kitchen and direct access onto south facing garden, two double bedrooms with built in wardrobes/organisers, modern bathroom, utility room, gas fired central heating and UPVC double glazing.

LIVING ROOM

19' 0" x 12' 2" (5.79m x 3.71m)

UTILITY ROOM

3' 5" x 2' 10" (1.04m x 0.86m)

BEDROOM ONE

12' 5 max into bay" x 12' 0 to back of wardrobes" (3.78m x 3.66m)

BEDROOM TWO

11' 7" x 8' 5 back of fitted wardrobe/organiser" (3.53m x 2.57m)

BATHROOM

INCOME

Anticipated rental income £1,200 per calendar month.

82 VICTORIA AVENUE - FIRST FLOOR FLAT

The first floor flat comprises own private entrance, lounge, kitchen, bedroom and bathroom.

INCOME

Anticipated rental income £875 per calendar month (currently let).

AGENT'S NOTE

Both flats 82 Victoria Avenue and 82A Victoria Avenue are self-contained. The two flats are conveyed under one freehold title.

FIVE GARAGES TO REAR

Full width drive way. There are five garages to rear: preparation/footings as per photographs. Purchaser to complete the build at their costs

INCOME

Anticipated income (once garages are built) £1,000 per calendar month (each garage £200 per calendar month x 5).

AGENT'S NOTE

Purchaser to make their own enquiries regarding cost to build garages.

Messrs House & Son or the seller do not offer any warranties or consents in relation to the garages yet to be completed. Prospective purchasers are to make their own enquiries prior to any any commitment to purchase.

AGENT'S NOTE

The anticipated gross yield for two flats and garages (once completed) is approximately £37,000 per annum (this is a guide only).

Offers In Excess Of £300,000 - The sellers decision is final.

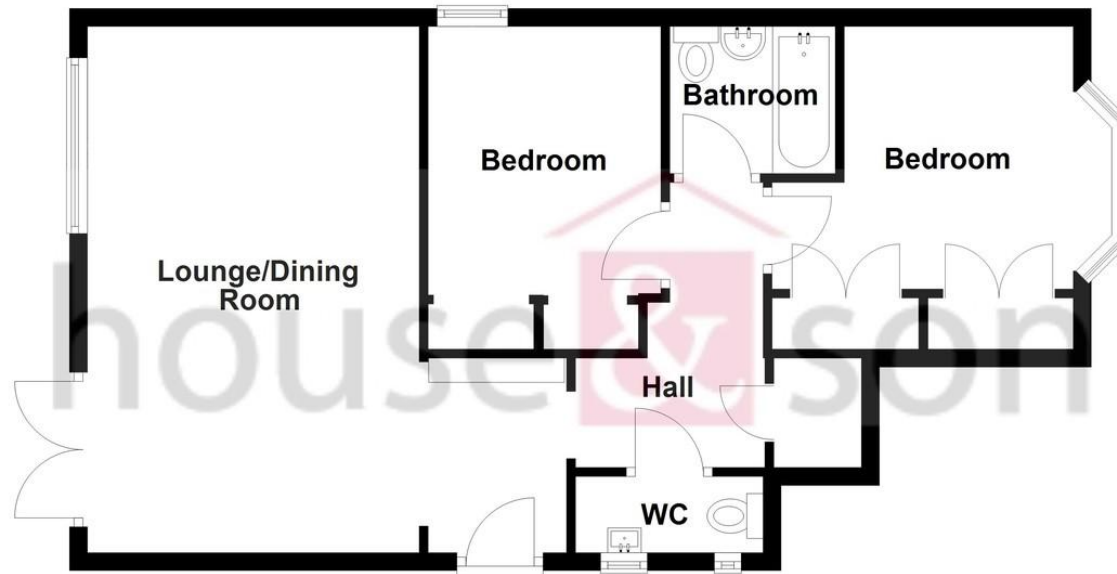
EPC RATING

EPC ground floor flat - D 66/73

EPC first floor flat - C 69/73



Ground Floor



Total area: approx. 58.4 sq. metres (628.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Find an energy certificate (i)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Ground Floor Flat, 82 Victoria Avenue BOURNEMOUTH BH9 2HP	Energy rating C	Valid until 6 July 2015
		Certificate number 0011-3052-8203-0045-4208

Property type	Ground-floor maisonette
Total floor area	58 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements