

2 Bengal Road, Bournemouth

Bournemouth

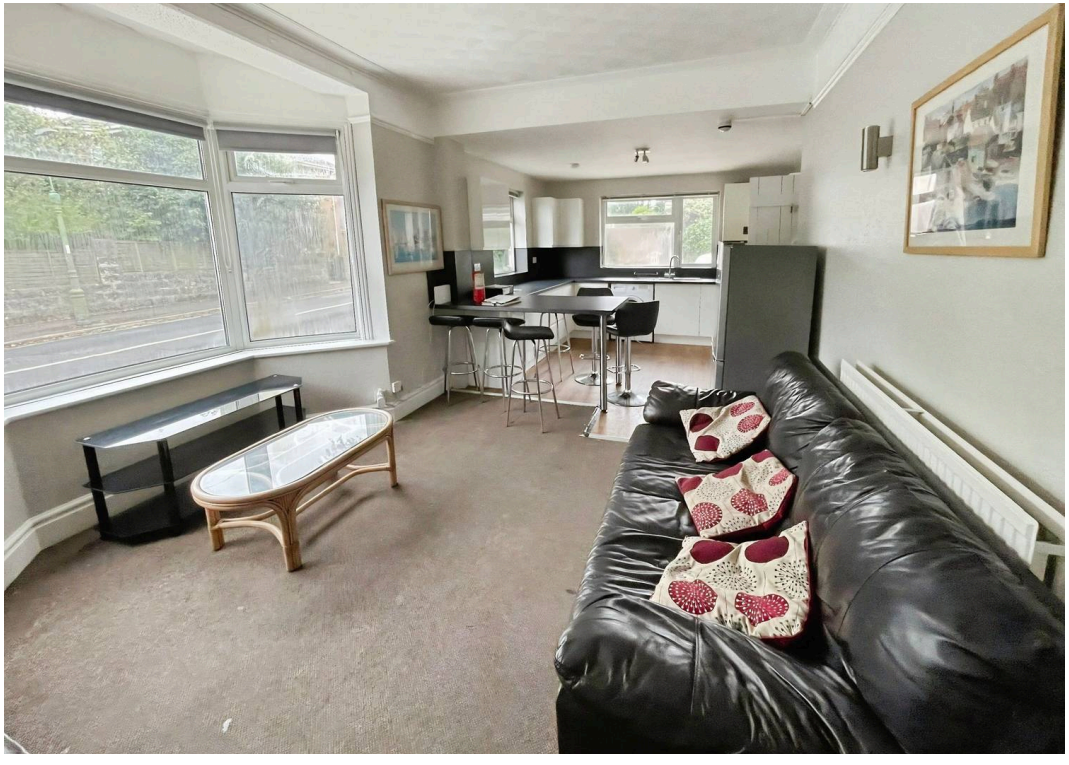
In Excess of £425,000

enfields
ESTATE AGENTS











Ground Floor

Floor area 68.0 sq.m. (732 sq.ft.)

First Floor

Floor area 52.0 sq.m. (560 sq.ft.)

Second Floor

Floor area 25.5 sq.m. (275 sq.ft.)

Total floor area: 145.6 sq.m. (1,567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

enfields
ESTATE AGENTS



2 Bengal Road

Bournemouth

A substantial detached home positioned on a generous corner plot in Bengal Road, Bournemouth, offering off-road parking and two garages. The property is currently let to six students and provides an excellent return, benefiting from an HMO licence.
Arranged over three floors, the ground floor features a spacious open-plan kitchen/lounge, ideal for communal living, along with a downstairs WC. There are also two large bedrooms and a separate shower room located beneath the stairs.

The first floor comprises three well-proportioned bedrooms and a communal bathroom. On the top floor, there is a sixth bedroom and an additional office space.

Situated in the sought-after area of Talbot Park, Winton, the property is within a short walk of Bournemouth University and close to a wide range of local amenities. Winton High Street is just 0.5 miles away, offering an excellent selection of shops, bars, and restaurants. Well-known supermarkets, including Waitrose and Lidl, are also only a few minutes' walk from the property.