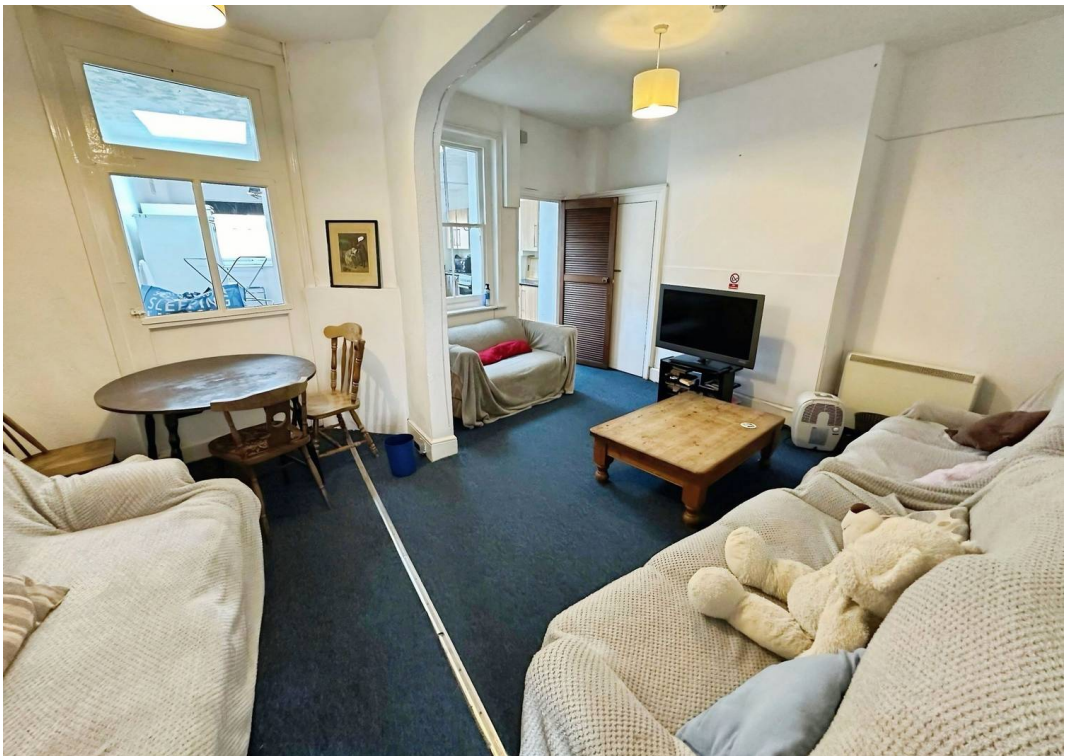
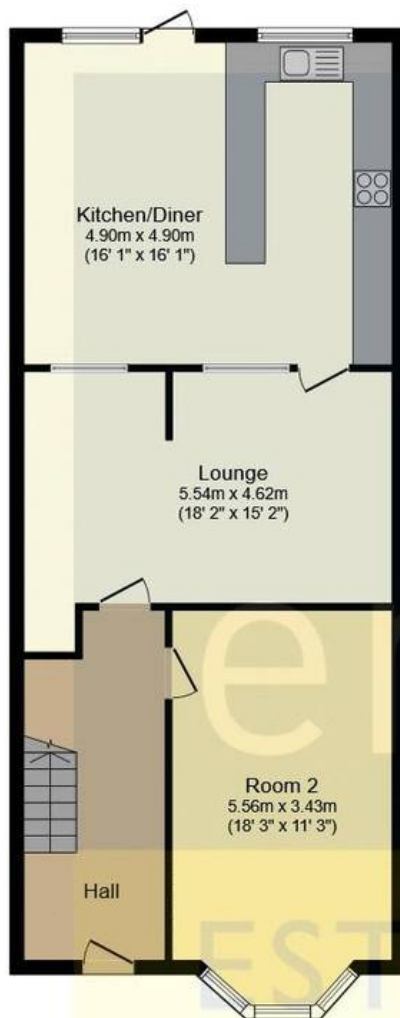




17 Norwich Avenue, Bournemouth
Bournemouth

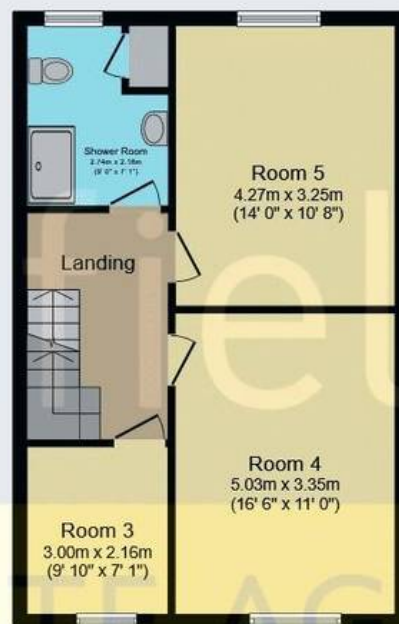
In Excess of **£340,000**





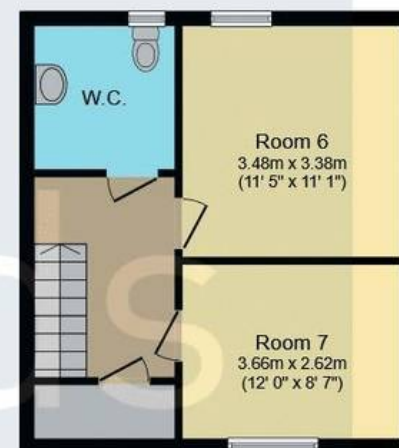
Ground Floor

Floor area 79.3 sq.m. (854 sq.ft.)



First Floor

Floor area 50.2 sq.m. (540 sq.ft.)



Second Floor

Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 164.7 sq.m. (1,773 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



17 Norwich Avenue

Bournemouth

Opportunities like this seldom come to market. Positioned right in the centre of town, this substantial mid-terrace freehold property offers an exceptional investment prospect with immediate income and outstanding long-term potential.

Extending to just under **1,800 sq ft**, this impressive and deceptively spacious home is currently operating as a successful student rental and is offered **with tenants in situ**, providing a seamless, ready-made investment from day one. Even better, the sale includes **all furniture**, allowing for a truly turnkey acquisition.

The property boasts **six generous bedrooms**, a spacious and welcoming lounge perfect for communal living, and a large open-plan kitchen/diner designed to comfortably accommodate modern shared living. There is a main bathroom along with an additional WC, ensuring practicality for multi-occupancy use.

What truly sets this property apart is its rare combination of size, location and outside space. To the rear, you'll find **off-road parking** — a highly sought-after feature in such a central location — along with a **private garden**, offering valuable outdoor space that is often impossible to secure in town centre properties.

The location is second to none. Within walking distance of the beach, shops, amenities and transport links, the property appeals not only to the current student market but also presents future flexibility for professional sharers, serviced accommodation (subject to necessary consents), or even reconfiguration as a substantial family home.