

HUNTERS[®]

HERE TO GET *you* THERE



Mckinley Road

West Cliff, BH4 8AG

£1,675 Per Calendar Month





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E		48
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

A semi- detached three bedroom period character property on two floors. The property has spacious accommodation and is in immaculate condition throughout. There is a private patio garden. Gas fired central heating. The property is situated in an enviable location between the centre of Bournemouth town centre and close to Westbourne. The monthly rent includes garden maintenance and water/waste charges.

The property is available now for a long-term rental.

Entrance Hall/ Study 11' 9 x 8'9 - Kitchen 11'5 x 9'9 - Lounge 22'10 x 12'11
 Bedroom One 14'4 x 12'9 -Bedroom Two 11'4 x 10'6 - Bedroom Three 10'4 x 10'3



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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