



Estate Agents



Auctioneers

# Saxonbury Road, Tuckton, Bournemouth, BH6 5NB

## £320,000 – Leasehold

**Two Double Bedroom First Floor Flat | Private Entrance & Stairs to Hallway | Living Room | Kitchen  
Two Bedrooms | Modern Bathroom | Shared Drive to Garage | Own Private Garden | Long Lease | No Chain**

A spacious and well presented two double bedroom first floor flat situated in a great location just a short walk to Tuckton with its parade of local shops and pub, together with lovely walks along The River Stour and Tuckton Tea Gardens; the larger towns of Christchurch and Southbourne are both within 1 mile.

The flat boasts UPVC double glazing, gas central heating with combination boiler, 17' reception room, two double bedrooms, modern bathroom and modern kitchen, garage, parking area and its own rear garden. Viewing recommended.

Enter the flat from the private entrance (with video entry system), up the stairs to the first floor landing - there is access to the loft space and a large utility cupboard housing the washing machine, plus a further storage cupboard. To the front of the property is the spacious 17' reception room with double aspect windows and feature fireplace with electric fire. The kitchen is fitted with a modern range of shaker-style units with contrasting worksurfaces over and built in oven, hob and dishwasher. Both bedrooms are genuine doubles - the master bedroom faces the rear and the second bedroom to the front has built-in wardrobes. The bathroom has been remodelled with a modern three piece suite of bath with shower, vanity basin and a concealed-flush w/c with stylish tiling and windows to the side.

Outside, a shared driveway leads to the garage which has an electronic garage door and a rear courtesy door to the garden. The rear garden measures approx. 25' x 25' and offers a sunny yet secluded aspect.

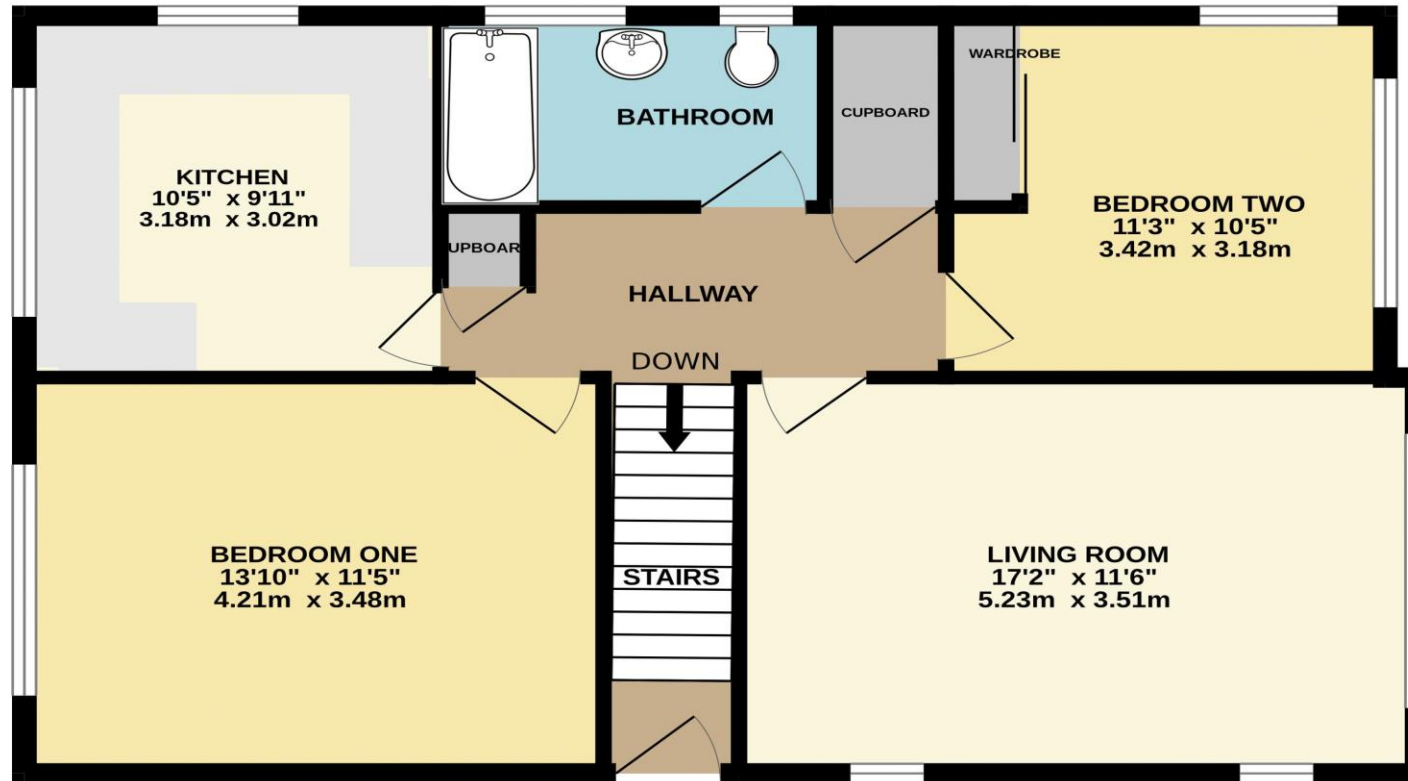
Lease: 999 Year lease from April 1966 - Approx. 940 years remaining.  
Maintenance: As and when required.  
EPC Rating: 73 | C

Ground Rent: £15 per annum  
Council Tax Band: B





# 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

