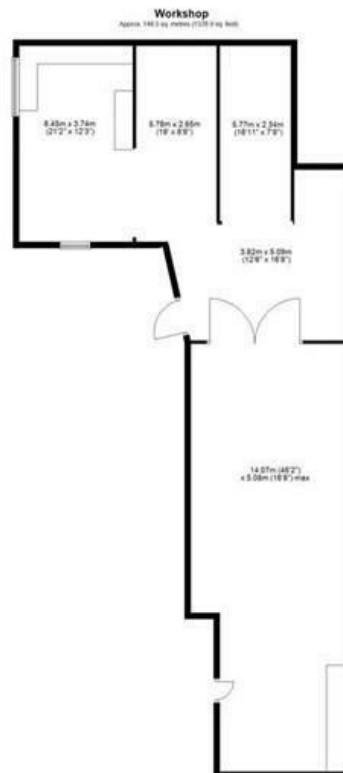




## Montgomery Avenue, West Howe, Bournemouth, BH11 8BL

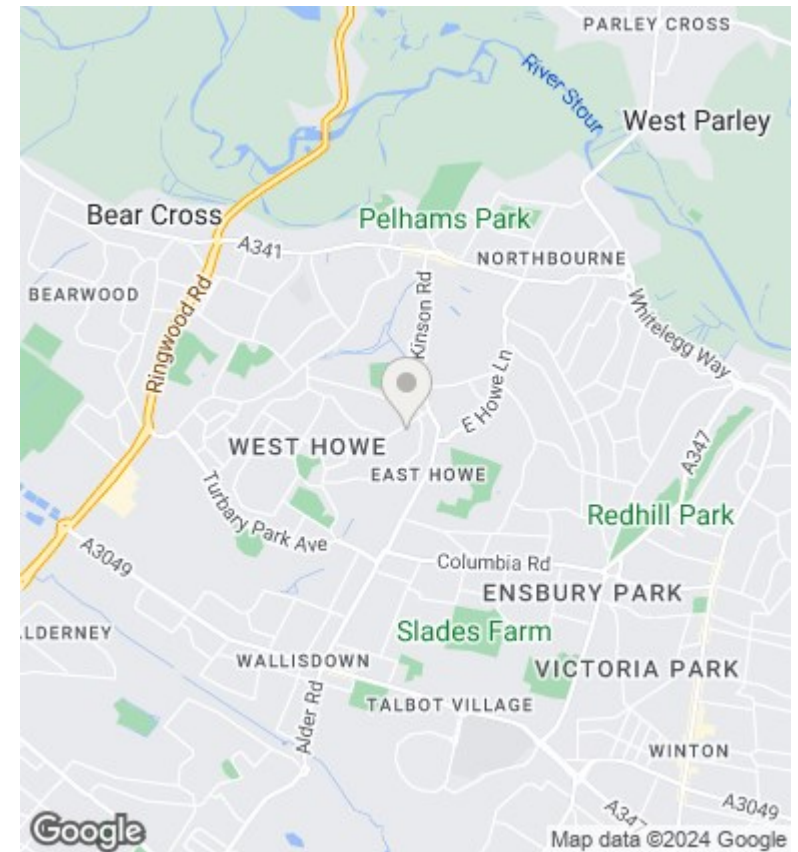
£274,950

- Four Bedrooms
- Requires Complete Modernisation Throughout
- Popular Location
- Semi Detached House
- No Forward Chain
- Near Shops And Main Bus Routes
- 46' Workshop (1500 plus square feet)
- Great Potential



Total area: approx. 273.0 sq. metres (2936.5 sq. feet)

Virtual survey drawings have been made to provide an indication of the floor plan. Measurements are for information only. Measurements are approximate and should be used as a guide only. The actual measurements may vary from those shown. The actual measurements should be used for all purposes. The actual measurements should be used for all purposes. The actual measurements should be used for all purposes.



## Directions

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	