



40 Hawkwood Road, Boscombe, Bournemouth, BH5 1DP

Asking price £129,950

BOSCOMBE, IDEAL FIRST TIME BUY OR INVESTMENT, £129,950. Take a look at this ground floor one bedroom flat located in Hawkwood Road, offered with NO FORWARD CHAIN. This property is located close to the beach and shops, and benefits from high ceilings, gas central heating and double glazing. Lounge with bay style window overlooking the front communal gardens. Archway leading in from the lounge to the kitchen with a range of wall, base and drawer units, with space and plumbing for washing machine and space for fridge freezer. One double bedroom with built in wardrobes. Shower room with shower, wc and sink. Outside there is an allocated parking space and communal gardens. The property is in need of some updating and would make a great investment or a first time buy. DON'T MISS OUT AND BOOK YOUR NEXT VIEWING WITH THACKER & REVITT.



FRONT DOOR AND ENTRANCE HALL

4'11" x 11'10" (1.52 x 3.62)

Communal entrance leading to wooden front door to flat. Entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and doors to all rooms.

LOUNGE

12'8" x 14'4" (3.87 x 4.37)

Leading in from the hall into the lounge with front facing aspect. White ceiling, emulsion painted and papered walls and fitted carpet. Bay window with double glazed windows overlooking the communal front garden. Radiator. Built in cupboard. Ceiling lighting. Light switch, plug sockets and TV switch. Opening into the kitchen.

KITCHEN

8'11" x 6'3" (2.74 x 1.92)

Archway leading in from the lounge into the kitchen with white ceiling, part tiled and painted walls and vinyl flooring. A range of white wall, base and drawer units with laminate worktops. Space and plumbing for washing machine. Space for fridge freezer. Free standing cooker. Stainless steel sink with drainer and mixer tap. Ceiling lighting. Light switch, plug sockets and fuse switches.

SHOWER ROOM

8'9" x 4'11" (2.68 x 1.51)

Door leading in from the hall into this shower room with high ceilings, part tiled and part painted walls with fitted vinyl flooring. Shower cubicle with wall mounted electric shower, glass panels with shower tray. Sink with metal fittings, wc with seat and lid and cistern flush handle. Ceiling lighting. Radiator. Light pull cord.

BEDROOM

10'9" x 9'4" (3.29 x 2.85)

Door leading in from the hall into this spacious double bedroom with side facing aspect. High white painted ceiling, papered walls and fitted carpet. A range of built in wardrobes with shelving and rails inside. Double glazed window to side aspect. Radiator. Ceiling lighting. Light switch and plug sockets. Additional cupboard on the far right hand wall.

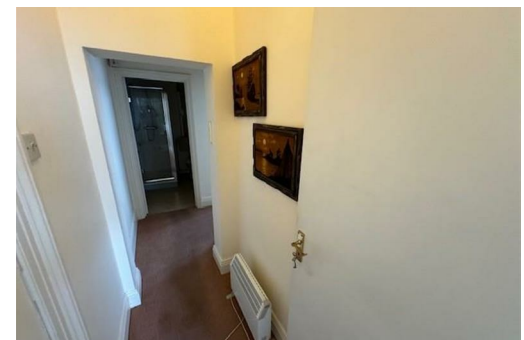
PARKING

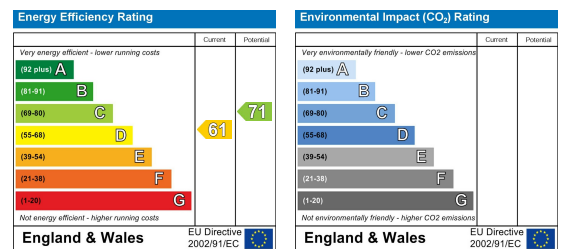
We have been advised that there is one allocated parking space located in the rear car park conveyed with the property.

TENURE

The property is share of freehold, with 88 years remaining on the lease.
Management Charges - we've been advised that the service charge is £1200.00 p.a.
Ground Rent - n/a

THE PROPERTY IS OFFERED WITH "NO FORWARD CHAIN". Ideal first time buy or investment with some updating required.





Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD