



£230,000

30 Tyrrell Gardens, Bournemouth, BH8 0LG



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### Property Description

A conveniently location terraced house situated in this highly sought after location within easy access to both Bournemouth Hospital and JP Morgan. Other local amenities and recreational facilities are also within easy access.

The internal accommodation is presented over two floors with a large kitchen and sunny living room on the ground floor which leads directly to the private and secluded rear garden. Upstairs you have two double bedrooms, a separate WC and family bathroom. The property required modernisation throughout however, with this comes a fantastic opportunity for the potential owner to put their own stamp on it.

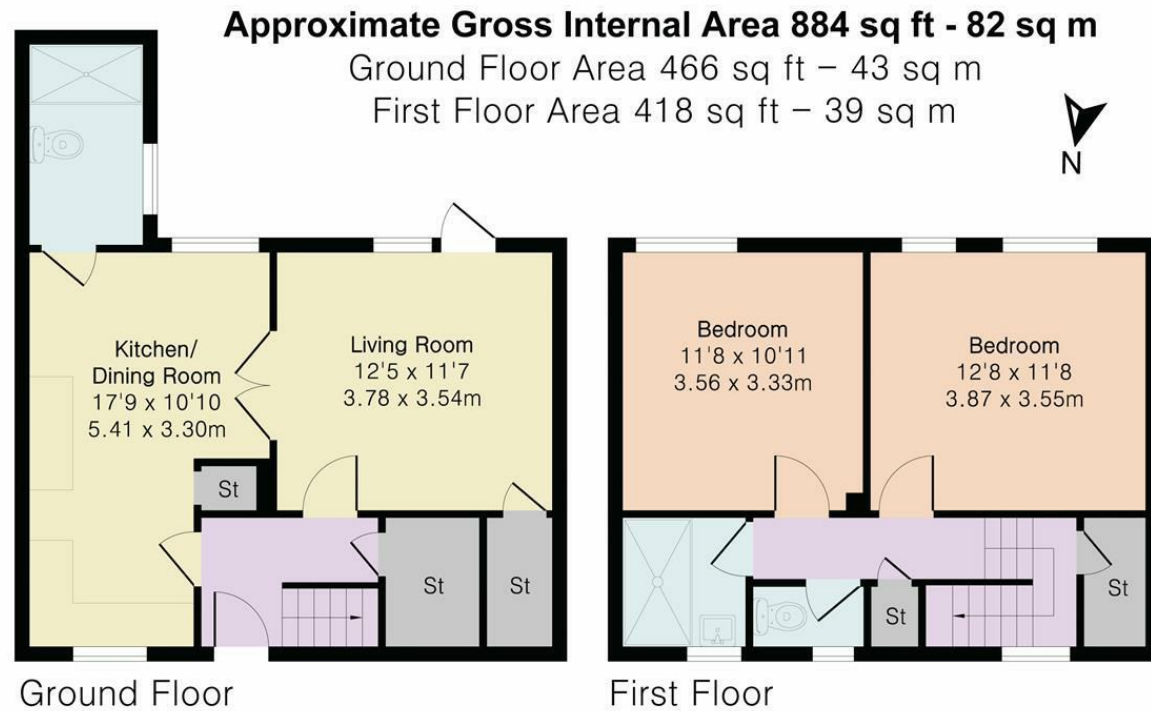
The property is being offered to the market with no onward chain and an internal viewing comes highly advised.



### FEATURES & SPECIFICATIONS

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- PRIVATE AND SECLUDED SUNNY REAR GARDEN
- LARGE OPEN PLAN KITCHEN / DINER
- IDEAL FIRST HOME OR INVESTMENT PROPERTY
- CONVINIENT LOCATION
- IN NEED OF MODERNISATION





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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