



Hood Close, Wallisdown, Bournemouth BH10 4DF
£175,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A DELIGHTFUL PET FRIENDLY FIRST FLOOR FLAT WITH PRIVATE ENTRANCE, GARAGE AND GARDEN. AN IDEAL FIRST TIME BUY OR BUY TO LET, SET IN A QUIET CUL-DE-SAC.

This delightful first floor flat is set within Hood Close, a quiet cul-de-sac conveniently located for local shops, facilities and transport links in Wallisdown, as well as being within easy reach of Bournemouth and Poole town centres, train/bus stations and beaches.

The flat benefits from a private entrance to the side of the building, with stairs rising to the entrance hall. To the front aspect is a spacious living room with bay window and there is also separate generously sized kitchen/breakfast room with a useful breakfast bar. The double bedroom is found to the rear of the property and includes a range of floor to ceiling built-in wardrobes. A separate three-piece bathroom, including bath with shower over, completes the accommodation.

A gated driveway to the side of the property provides access to a garage area where a single garage for this property is found with an up and over door. The property also features a private southerly aspect front garden laid to gravel, providing an ideal space to relax that can easily be maintained. Further benefits include a generously sized loft for additional storage space, gas central heating from a recently installed combi boiler, UPVC double glazing, a long lease remaining, low ground rent and maintenance on an as-and-when basis, offering very favourable running costs compared to many other flats locally. The flat is also pet friendly and would make an ideal first time buy or buy to let.

KEY FEATURES

- Delightful First Floor Flat with Private Entrance
- Spacious Living Room & Separate Kitchen/Breakfast Room
 - One Double Bedroom with Built-In Wardrobes
 - Loft Storage Space
- Private Garage & Private Southerly Aspect Garden
 - Pet Friendly
- Long Lease Remaining & Low Maintenance Costs
 - Quiet Cul-De-Sac Location
- Close to Shops, Facilities & Transport Links
 - Ideal First Time Buy / Buy to Let







ADDITIONAL INFORMATION

Tenure: Leasehold - Approx. 156 years remaining
(189 years from October 1992)

Ground Rent: £25 per annum

Maintenance: Split 50/50 on an as-and-when
basis with the downstairs neighbour

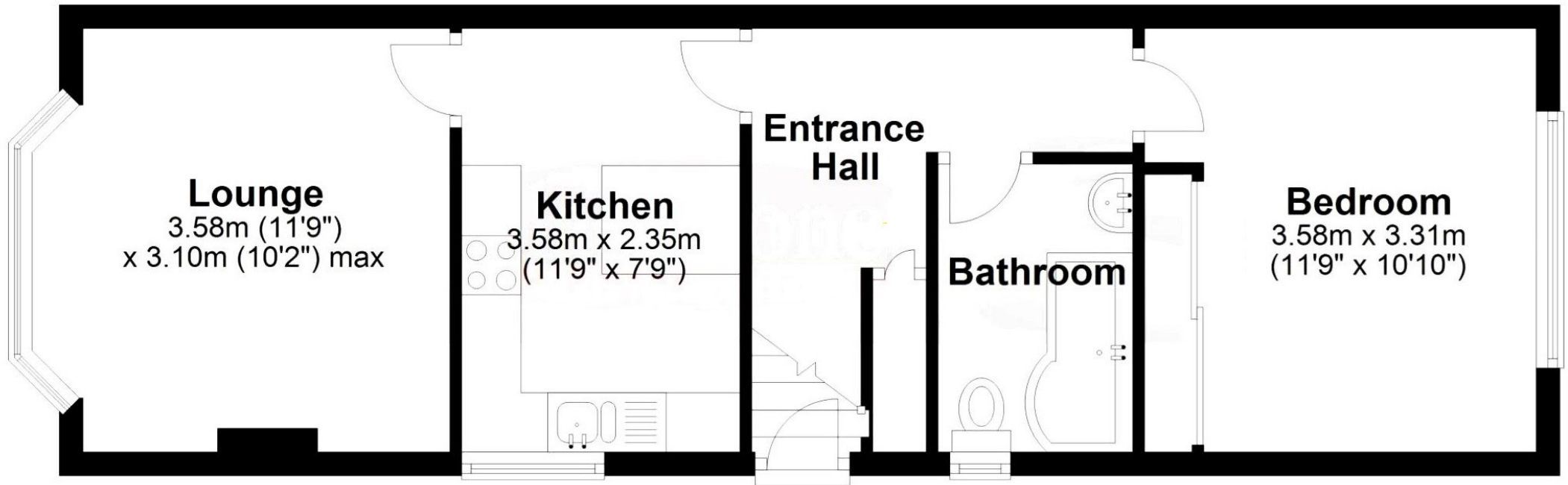
Council Tax: Band A - BCP Council



FLOORPLAN

First Floor

Total area: approx. 44.2 sq. metres (476.3 sq. feet)



Floor plan provided for illustration/identification purposes only. Not drawn to scale.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England, Scotland & Wales		EU Directive 2002/91/EC

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