

enfields



37A Shaftesbury Road, Bournemouth, BH8 8SS

£190,000

Enfields – 383 Wimborne Road, Bournemouth, BH9 2AQ - jthomas@enfields.co.uk

The flat is light and airy benefitting from a spacious floorplan offering just under 700 square feet of accommodation, private entrance and a south facing garden. All principle rooms are accessed via the floor floor landing which includes a handy office space. The charming kitchen/breakfast room is dual aspect with other features including a vaulted ceiling, feature wooden beams and space for a table. The bathroom has a modern but traditional suite including a bath with shower over. Completing the accommodation is a formal lounge with bay window and double bedroom measuring over 12 feet. Externally, there is a front and beautifully presented south facing rear garden with shed providing an ideal area to relax and entertain during the summer. Charminster is a thriving suburb of Bournemouth conveniently located approximately 1.0 mile from Bournemouth town centre and its beaches. There is also easy access to the mainline railway station, the A338 and Bournemouth Airport which under a 10 minute drive away. The area has a bustling high street with a range of restaurants and shops and a frequent bus service to the centre where you will find 7 miles of the country's best beaches and buzzing nightlife areas.

Leasehold:

Unexpired Years:158 Annual Ground Rent: £339.00 Annual Service: £919 (Including buildings insurance) These details are to be confirmed by the vendor’s solicitor and must be verified by a buyer’s solicitor.

- Hallway

Private entrance, smooth ceiling, stairs leading to first floor, storage cupboard.
- Kitchen 11' 9" x 8' 6"

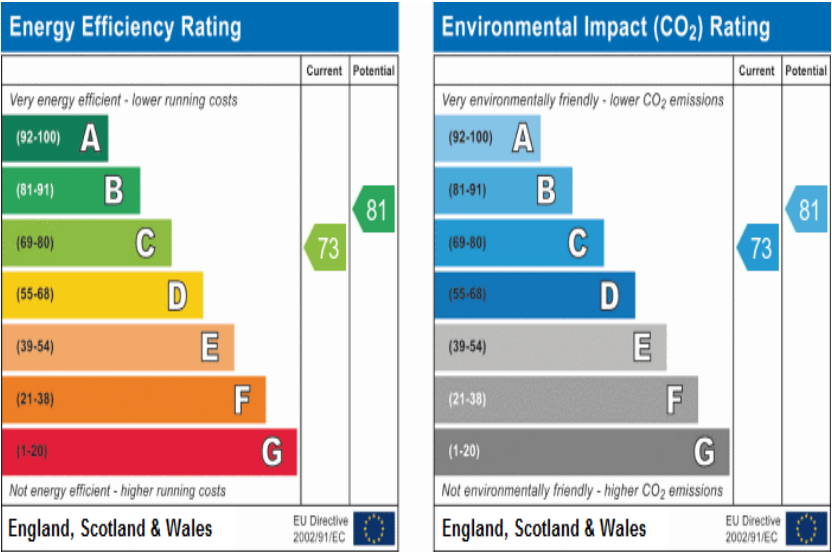
Smooth ceiling, velux window, double glazed window to side and rear aspect, eye and base level units, hand basin, electric oven with gas hob, space for appliances, combination boiler.
- Lounge 14'2' x 10' 2"

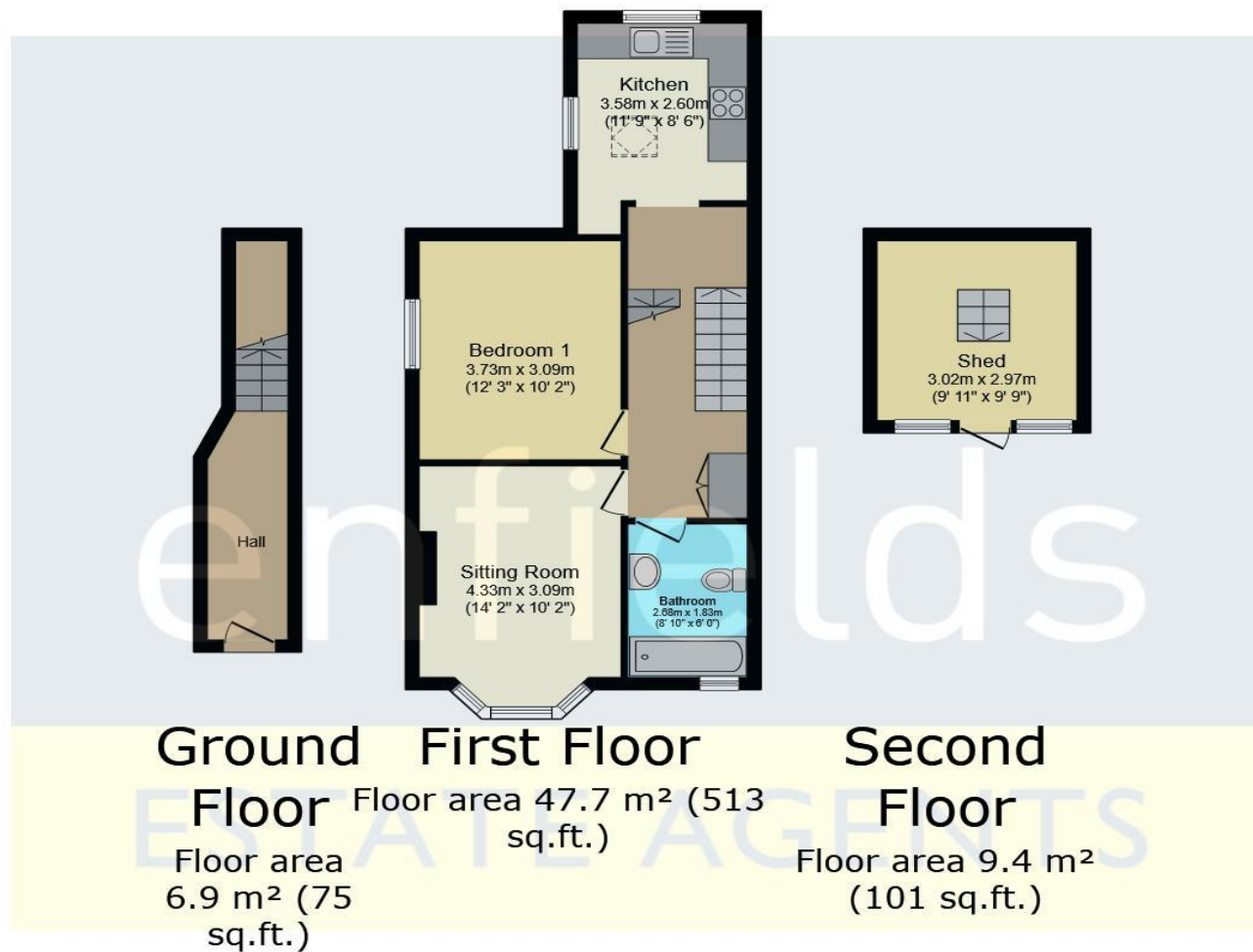
Smooth ceiling, double glazed window to front aspect, open fire, radiator, skirting board.
- Bedroom 12' 3" x 10'2"

Textured ceiling, double glazed window to rear aspect, radiator, skirting board.
- Bathroom

Smooth ceiling, obscure double glazed window to front aspect, bath tub, hand basin, low flush WC.
- Outside

Front and rear garden.





TOTAL: 64.0 m² (689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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