

LEASEHOLD



Flat - Conversion (EPC Rating: D)

39, HEATON ROAD, BOURNEMOUTH,
DORSET, BH10 5HW

£199,950



1 Bedroom Flat - Conversion located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to the market this one bedroom ground floor flat with its own private rear garden in Heaton Road,. This charming garden flat presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-proportioned reception room perfect for relaxation and entertaining guests. The single bedroom offers a cosy retreat, while the bathroom is conveniently located to serve both residents and visitors.

This flat is part of a conversion, which adds character and charm to the living space. The extended layout enhances the overall feel of the property, providing ample room for comfortable living. The presence of UPVC windows ensures energy efficiency and sound insulation, contributing to a peaceful atmosphere within the home. Furthermore, the flat is equipped with a modern Gas-fired central heating system, ensuring warmth and comfort throughout the year.

One of the standout features of this property is the delightful garden, which offers a private outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. The popular location of Heaton Road means that residents will benefit from easy access to local amenities, transport links, and the beautiful beaches that Bournemouth is renowned for.

ENTRANCE

On Entering the property via a Upvc front door you are welcomed into a light and bright hallway with storage, radiator, doors leading to all the primary rooms, textured ceiling ,coving, smooth plastered walls.

OUTSIDE SPACE

A stunning rear garden with ample storage sheds, Astro turf lawn, patio seating area all boarded with 6ft fencing, side storage and gate offering access to the front of the property.

MASTER BEDROOM

13'5" x 8'10"

A very generous size room with a large bay Upvc window to the front aspect, built-in wardrobes with mirrored sliding doors. radiator. carpeted flooring.

KITCHEN

9'2" x 5'10"

A well appointed kitchen with a selection of wall and floor mounted units, stone effect worktops, Upvc window to the side aspect, spaces for a selection of white goods. textured ceiling. radiator, wood effect flooring.

LOUNGE/DINER

23'7" x 10'9"

A splendid and extended room with a feature fireplace, textured ceiling, coving, carpet flooring, Upvc French style doors offering direct access to the rear garden.

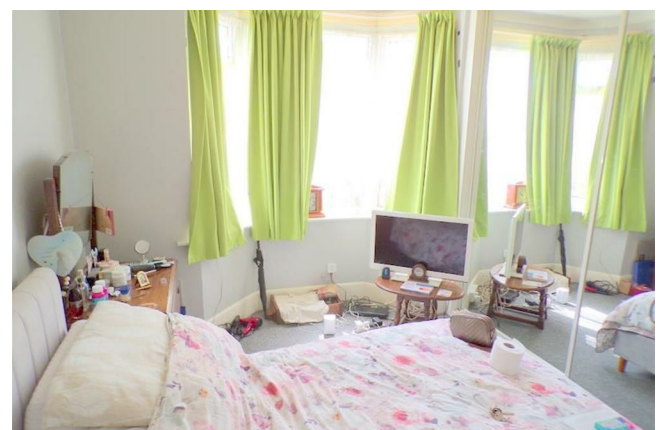
BATHROOM

12'1" x 6'6"

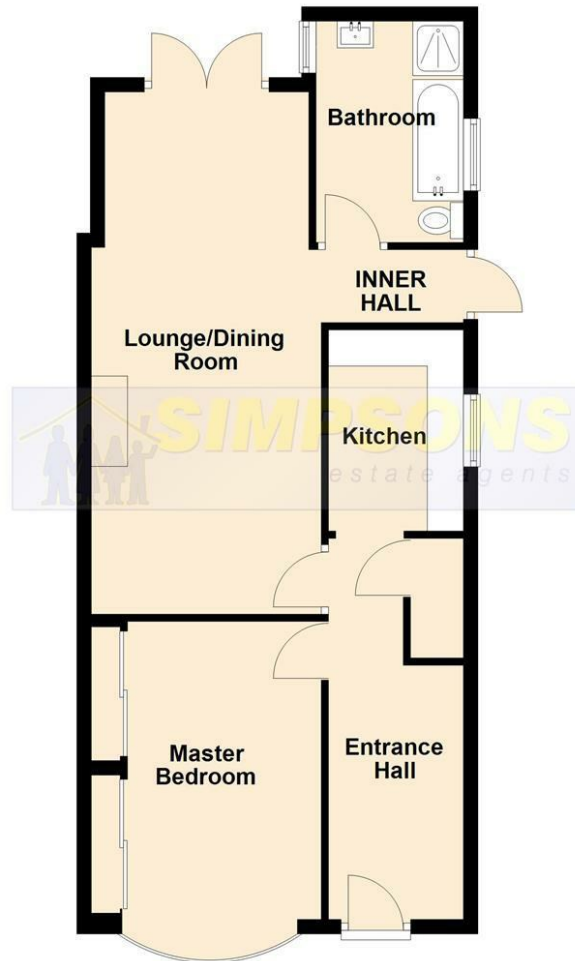
A superb size bathroom with separate shower cubicle. bath, WC, hand basin with vanity storage, two Upvc windows to the side aspect, radiator, textured ceiling, extractor fan, wood effect flooring.

INNER HALLWAY

Upvc glazed door offering access to side and rear garden. There is plumbing for a selection of white goods, such as a washing machine. The boiler is positioned in the hallway



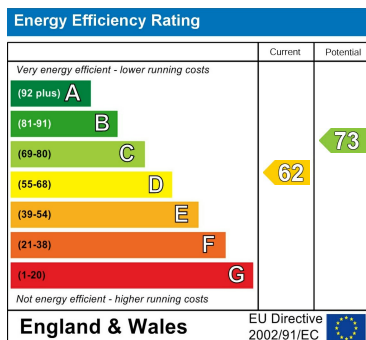
Ground Floor



Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.