



**Heron Court Road, Bournemouth BH3 7LJ**

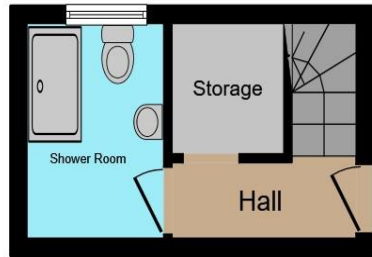


**welcome to**

**Heron Court Road, Bournemouth**

This charming maisonette flat in Charminster is ready for modernization! Close to shops, restaurants, and schools, it offers TWO DOUBLE BEDROOMS, a cozy lounge with storage, a spacious KITCHEN BREAKFAST ROOM, and a family shower suite. With gas connections, UPVC double glazing, and no forward chain





**Ground Floor**



**First Floor**

Total floor area 71.4 m<sup>2</sup> (769 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Shower Room**

**First Floor Landing**

**Lounge**

17' 1" x 11' 5" max ( 5.21m x 3.48m max )

**Kitchen**

19' 2" x 8' 3" ( 5.84m x 2.51m )

**Bedroom One**

12' 10" x 9' 8" max ( 3.91m x 2.95m max )

**Bedroom Two**

13' x 8' ( 3.96m x 2.44m )

welcome to

## Heron Court Road, Bournemouth

- In Need Of Modernisation
- Located Just Off Charminster High Street
- Split Level Two Bedroom Flat
- Lounge & Separate Kitchen
- No Forward Chain

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109942](https://fox-and-sons.co.uk/Property/WTN109942)



Property Ref:  
WTN109942 - 0006

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