



**Lower Flat Gerald Road, Bournemouth BH3 7JZ**



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**Lower Flat Gerald Road, Bournemouth**

A spacious two-bedroom ground floor character flat with a private garden, shared driveway, and plenty of original features. Sold with no forward chain, this property offers a fantastic opportunity for modernisation and personalisation.





### Entrance Hall

### Lounge

13' 5" x 12' 11" max ( 4.09m x 3.94m max )

### Kitchen

12' 11" x 11' 5" max ( 3.94m x 3.48m max )

### Bedroom One

13' 5" x 12' 11" max ( 4.09m x 3.94m max )

### Bedroom Two

11' 5" max x 10' 2" ( 3.48m max x 3.10m )

### Bathroom

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)

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## **Lower Flat Gerald Road, Bournemouth**

- Share of freehold
- No forward chain
- Private rear garden
- Spacious rooms
- Excellent potential for improvement

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# **£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110106](https://fox-and-sons.co.uk/Property/WTN110106)



Property Ref:  
WTN110106 - 0003

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