



**Upper Terrace Road,BOURNEMOUTH BH2 5NW**



*welcome to*

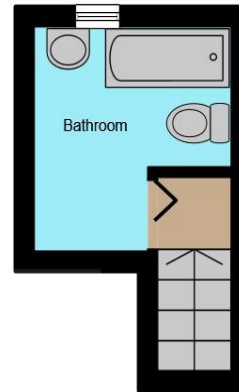
## **Upper Terrace Road, BOURNEMOUTH**

A beautifully presented pet-friendly basement flat with a private garden, high ceilings, and original character features. Offering a modern kitchen, spacious lounge/dining area, and a large double bedroom with ample storage. Pets permitted, making it an ideal home for pet owners.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

13' 5" max x 12' 10" ( 4.09m max x 3.91m )

**Kitchen**

11' 4" x 7' ( 3.45m x 2.13m )

**Bedroom One**

11' 7" x 9' 4" max ( 3.53m x 2.84m max )

**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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## Upper Terrace Road, BOURNEMOUTH

- Beautifully presented basement flat
- Private garden offering outdoor space
- Original features including high ceilings & fireplace
- Spacious lounge/dining area
- Modern fitted kitchen with integrated appliances

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 672.00

Ground Rent: Ask Agent

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.

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110207](https://fox-and-sons.co.uk/Property/WTN110207)



Property Ref:  
WTN110207 - 0002

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fox & sons



**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**