

## 1a Hood Close, Bournemouth, BH10 4DF

Asking Price £189,950

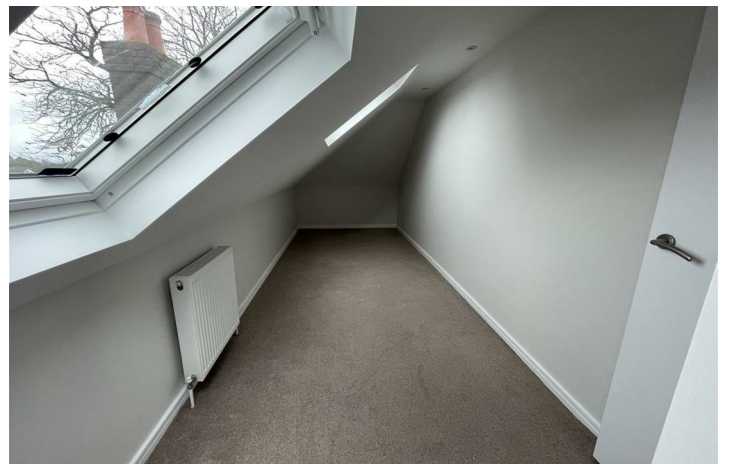
- FREEHOLD
- UPVC DOUBLE GLAZING
- NEW KITCHEN
- GARAGE IN NEARBY BLOCK
- GAS CENTRAL HEATING
- NEWLY DECORATED
- FRONT GARDEN

# 1a Hood Close, Bournemouth BH10 4DF

A WELL PRESENTED TWO BEDROOM FIRST AND SECOND FLOOR MAISONETTE CONVERTED FLAT WHICH HAS BEEN RECENTLY REFURBISHED. THE FLAT BENEFITS FROM SELLING FREEHOLD SUBJECT TO THE GROUND FLOOR FLAT LEASE. LOCAL SHOPS AND AMENITIES CAN BE FOUND A SHORT DISTANCE AWAY ALONG EITHER KINSON ROAD OR WALLISDOWN ROAD.



Council Tax Band: A



## **ENTRANCE**

Stairs to UPVC Double glazed front door to further stairs to

## **ENTRANCE HALLWAY**

Double panelled radiator, storage cupboard, smoke alarm. Doors to

## **BEDROOM 1**

11'9 x 10'11

UPVC double glazed window to rear aspect, double panelled radiator, power points.

## **BATHROOM**

Panelled bath with shower, close coupled w.c., heated towel rail, UPVC double glazed window to side aspect obscure, pedestal wash hand basin.

## **KITCHEN**

11'11 x 10'11

Newly fitted comprising of a range of cupboards and drawers with work surfaces over. Range of wall mounted units over, fitted electric hob with electric oven with extractor hood over, partly tiled splash back walls, various power points, space for fridge/freezer, space for washing machine, UPVC double glazed window to side aspect. Archway to

## **LOUNGE**

11'10 into bay x 11'8 into recess understairs

UPVC double glazed window to front aspect, double panelled radiator, power points, stairs to second floor.

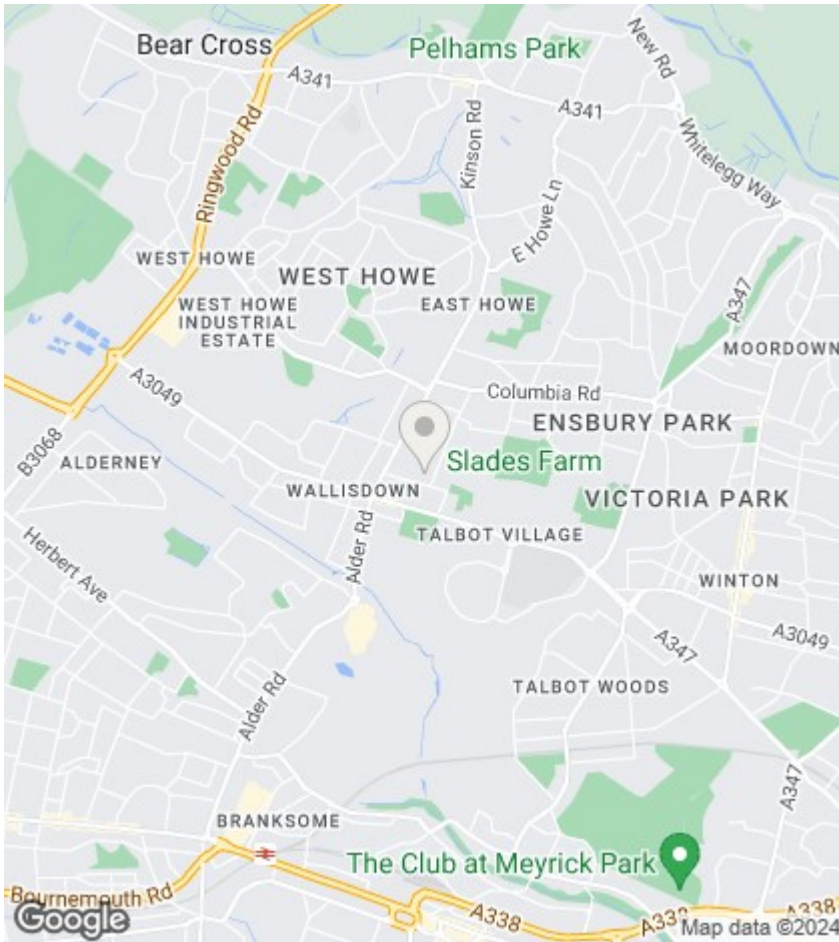
## **BEDROOM TWO**

18'8 x 6'8 restricted head room

Two Velux windows to side aspect. double panelled radiator, power points.

## **OUTSIDE**

The front garden is allocated to the flat which is laid to hardstanding patio slabs with potential for Off Road Parking. There is a Garage to the rear of the building via access of shared driveway.



## Directions

## Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	