

1a Hood Close, Bournemouth, BH10 4DF

Asking Price £189,950

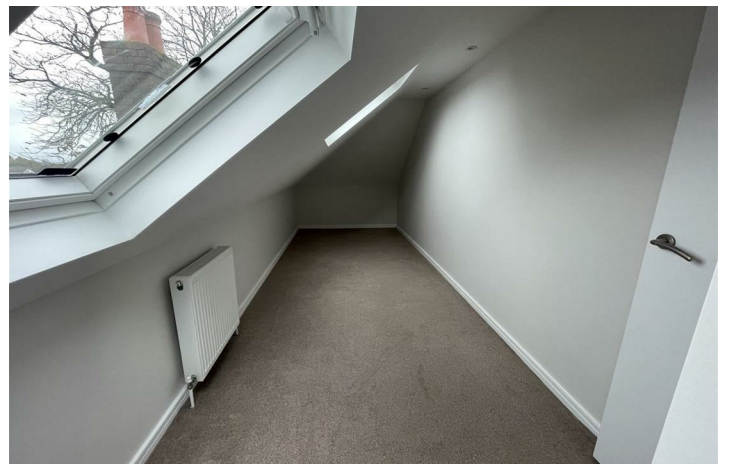
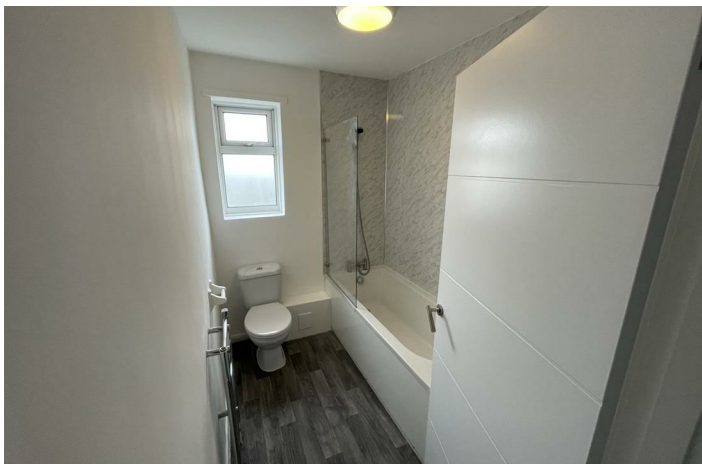
- FREEHOLD
- UPVC DOUBLE GLAZING
- NEW KITCHEN
- GARAGE IN NEARBY BLOCK
- GAS CENTRAL HEATING
- NEWLY DECORATED
- FRONT GARDEN

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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 UVPC 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.

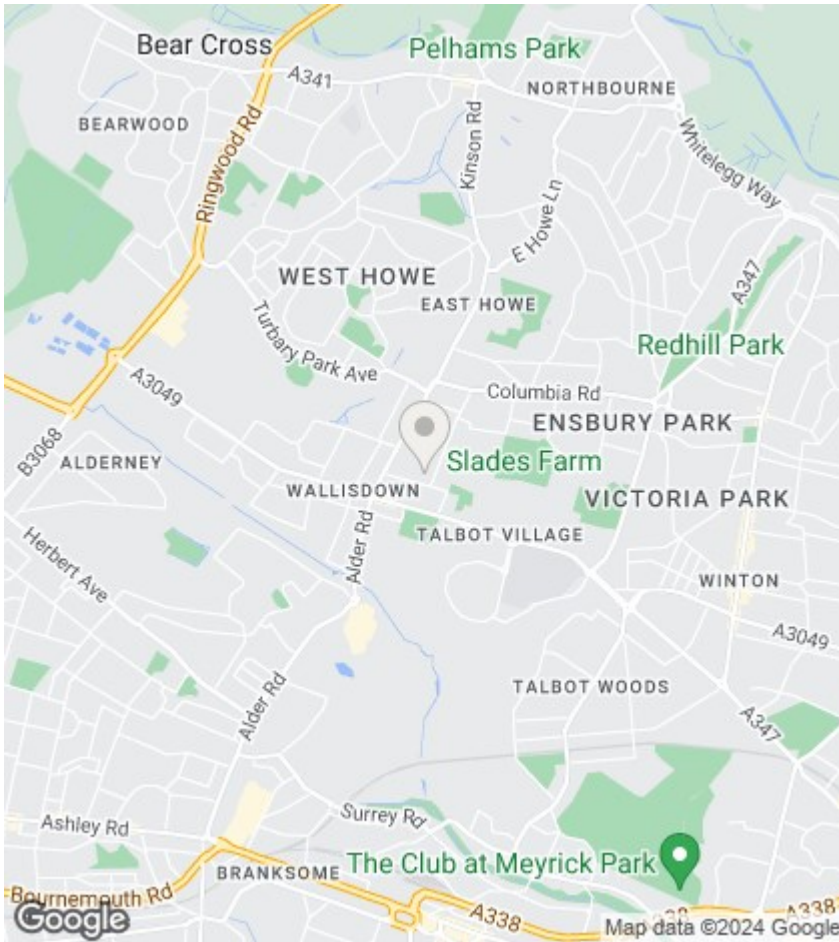
BEDROOM TWO

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	