



FFF 177 Stewart Road, Bournemouth, Dorset, BH8 8PB

£164,950

- GAS CENTRAL HEATING
- FRONT GARDEN
- NO OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- TENANT IS SITU

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A WELL PRESENTED TWO BEDROOM FIRST FLOOR CONVERTED FLAT SITUATED IN THIS POPULAR LOCATION OF CHARMINSTER. LOCAL BUSES SHOPS AND AMENITIES CAN BE LOCATED ON THE MAIN CHARMINSTER ROAD. TENANT IS SITU. NO OFF ROAD PARKING. (We have received an Offer of £167,500 Any increased Offers are to be received within the next 5 days of this publication at the above Agents.)



Council Tax Band: B



ENTRANCE

Door to flat with stairs leading to

FIRST FLOOR HALLWAY

Radiator, Dimmer lights, power points. Doors to

KITCHEN

9'8 x 5'2

Range of cupboards and drawers with roll edge work surfaces over, range of wall mounted units, space for fridge, space for washing machine, cupboard housing combi boiler, fitted gas hob with extractor hood over and electric oven under, UPVC Double Glazed window to rear aspect, stainless steel sink unit with mixer tap, power points, Dimmer lights, partly tiled splashback walls.

LOUNGE

13'3 into bay x 10'3

UPVC Double Glazed window to front aspect, radiator, power points.

BEDROOM ONE

10'10 x 10'3

UPVC Double Glazed window to rear aspect, radiator, power points.

BEDROOM TWO

7'8 x 7'1

UPVC Double Glazed window to front aspect, radiator, power points.

BATHROOM

White suite comprising of a panelled bath with shower bar and riser, wash hand basin with cupboard under, close coupled w.c., obscure UPVC Double glazed window to side aspect, extractor fan, towel rail, Dimmer lights.

OUTSIDE

We have been informed that the front garden is allocated to the flat, Laid to shingle with pathway to front door.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	