



## GFF 118 Nortoft Road, Bournemouth, Dorset, BH8 8PZ

Asking Price £224,950

- UPVC Double Glazing
- Modern Bathroom
- Allocated Off Road Parking
- Gas Central Heating
- Private Rear Garden
- FREEHOLD



# GFF 118 Nortoft Road, Bournemouth BH8 8PZ

A Well presented Two Bedroom Ground Floor Converted Flat situated in this popular location. The flat offers modern features such as Modern Kitchen, Modern Bathroom with Separate shower, Gas Central Heating, Allocated Off Road Parking, Private Rear Garden, UPVC Double Glazing, Fitted Wardrobes to both Bedrooms.



Council Tax Band: B



## **ENTRANCE**

UPVC Composited black door to

## **ENTRANCE HALLWAY**

Radiator, down lights, smoke alarm, cupboard housing meter, power points. Doors to

## **BEDROOM ONE**

11'10 x 11'6 into bay

UPVC Double Glazed window to front aspect, radiator, fitted wardrobe housing hanging space and shelving.

## **BEDROOM TWO**

11' x 8'8

UPVC Double Glazed window to rear aspect, radiator, power points, wardrobe housing hanging space and shelving.

## **BATHROOM**

The Bathroom is modern comprising of a panelled bath, pedestal wash hand basin, close coupled w.c., shower cubicle with door and shower bar, partly tiled splash back walls, down lights.

## **LOUNGE**

11'7 x 7'6

UPVC Double Glazed window to side aspect, down lights, power points, radiator, laminated flooring. Archway to

## **KITCHEN**

11'7 x 7'6

Comprising of a range of cupboards and drawers with roll edge work surfaces over, range of wall mounted units, single stainless steel sink with mixer tap, fitted gas hob with electric oven under and extractor hood over, space for upright fridge/freezer, space for washing machine, space for table and chairs, partly tiled splashback walls, tiled flooring, power points. UPVC Double Glazed window to rear aspect. UPVC Double Glazed door to

## **REAR GARDEN**

The rear garden has a raised decking area with a small shingle area to the side, small grass area with various shrubs and borders, side gate giving access to side pathway to

## **FRONT**

Front is Block Paved with allocated Off Road Parking.



## 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			75
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	