



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

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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

3.61m x 3.51m into bay (11'10 x 11'6 into bay)
UPVC Double Glazed window to front aspect, radiator, fitted wardrobe housing hanging space and shelving.

BEDROOM TWO

3.35m x 2.64m (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

3.53m x 2.29m (11'7 x 7'6)
UPVC Double Glazed window to side aspect, down lights, power points, radiator, laminated flooring.
Archway to

KITCHEN

3.53m x 2.29m (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

