

## 93 Lowther Road, Bournemouth, Dorset, BH8 8NP

Asking Price £799,950

- GAS CENTRAL HEATING
- THREE RECEPTIONS
- REAR GARDEN
- UPVC DOUBLE GLAZING
- DRIVEWAY FOR SEVERAL CARS
- NO CHAIN

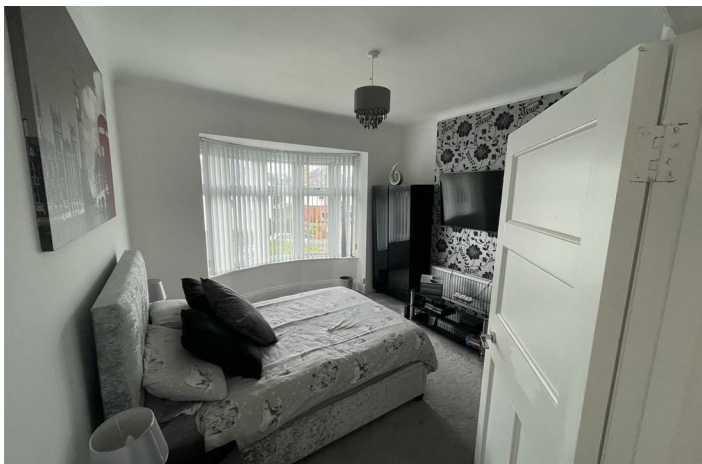


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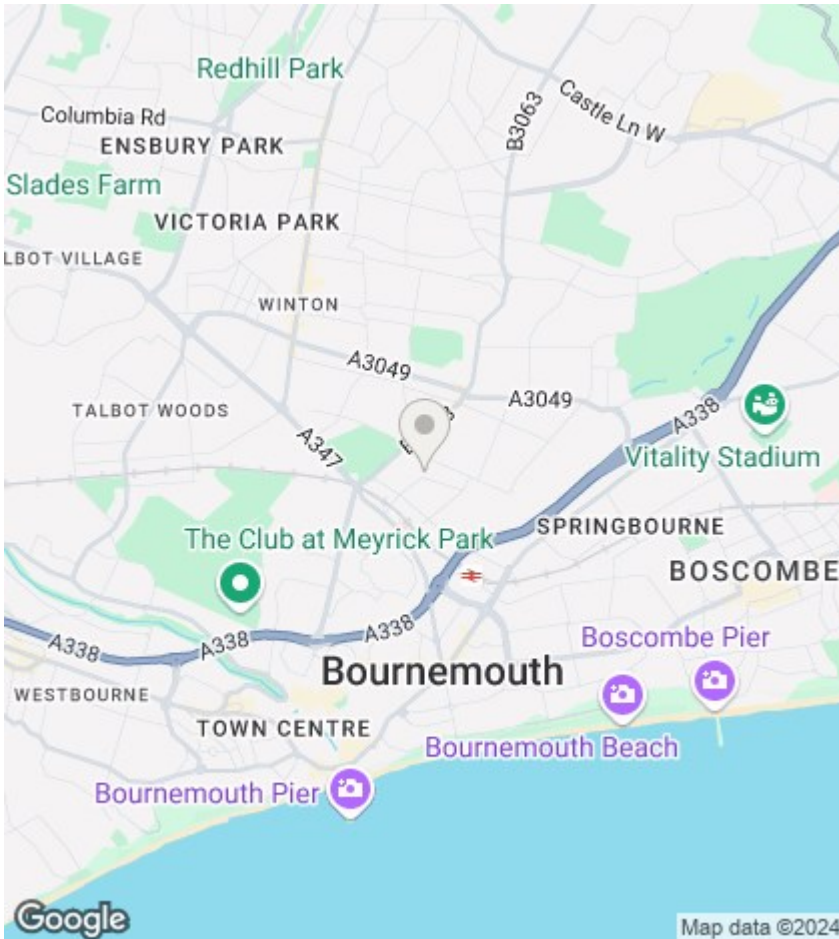
A Four Bedroom Detached House Which has undergone a Full Refurbishment by its present Owner over the years. The Property Offers a Stunning Kitchen/Breakfast Room with Bifold Doors onto the Rear Garden, Other Features include Two Bathrooms, UPVC Double Glazing, Gas Central Heating, Double Garage to rear with ORP for Several Cars.



Council Tax Band: F







## Directions

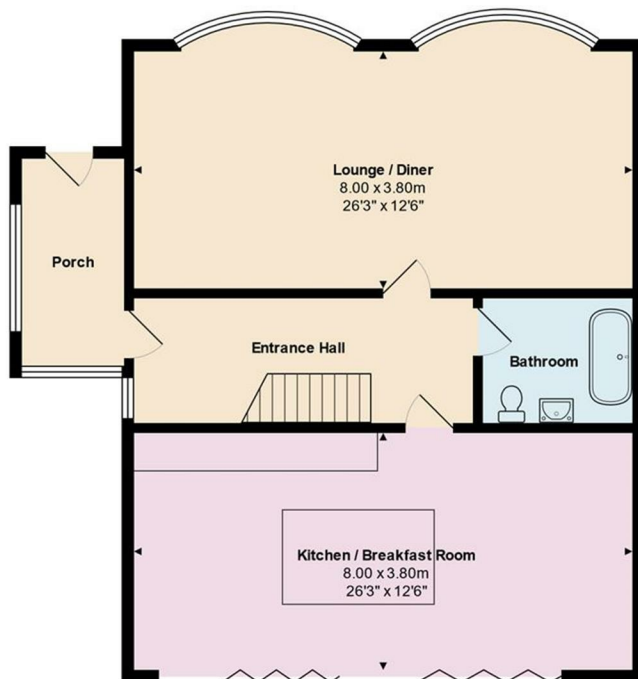
## Viewings

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

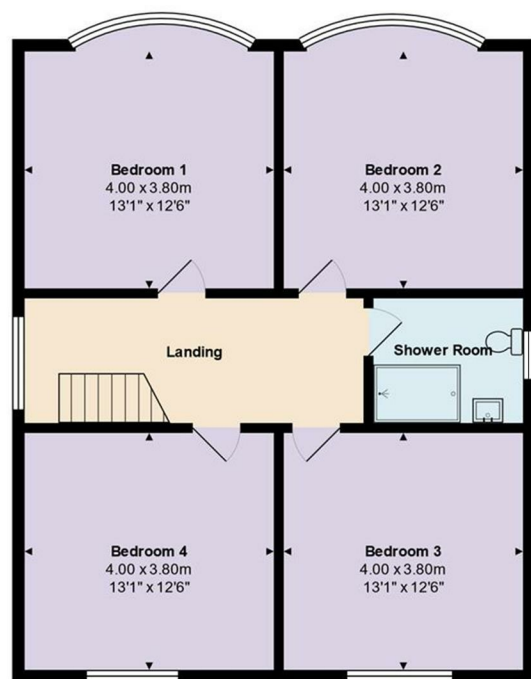
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>



**First Floor**  
Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

Total Area: 160.0 m<sup>2</sup> ... 1722 ft<sup>2</sup> (excluding porch)

All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only. Garages, conservatories, sun rooms, etc, are not included in total floor areas.