

Flat 5 VIXEN LODGE 46 Foxholes Road, Bournemouth, Dorset, BH6 3AT

Asking Price £149,950

- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- COMMUNAL BIKE SHED
- FITTED BATHROOM
- GAS CENTRAL HEATING

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A well presented one bedroom Purpose built first floor flat situated in this popular location. Features Include Kitchen and Bathroom, Gas Central Heating, UPVC Double Glazing. Southbourne Beaches can be located a short distance away and local shops can be found along Tuckton High Street.

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 B

Council Tax Band: A

ENTRANCE DOOR TO

ENTRANCE HALLWAY

Smoke alarm, Entry phone system wall mounted.
Door to

LOUNGE

5.26m into bay 4.14m (17'3 into bay 13'7)
UPVC Double glazed window to front aspect. radiator,
power point t.v. points.

KITCHEN AREA

Range of cupboards and drawers with work surface
over, range of wall mounted units, integrated fridge,
integrated washing machine, single bowl stainless
steel sink unit with mixer tap, electric hob and electric
oven with chimney style extractor over, cupboard
housing gas boiler, power point, vinyl flooring.

BEDROOM

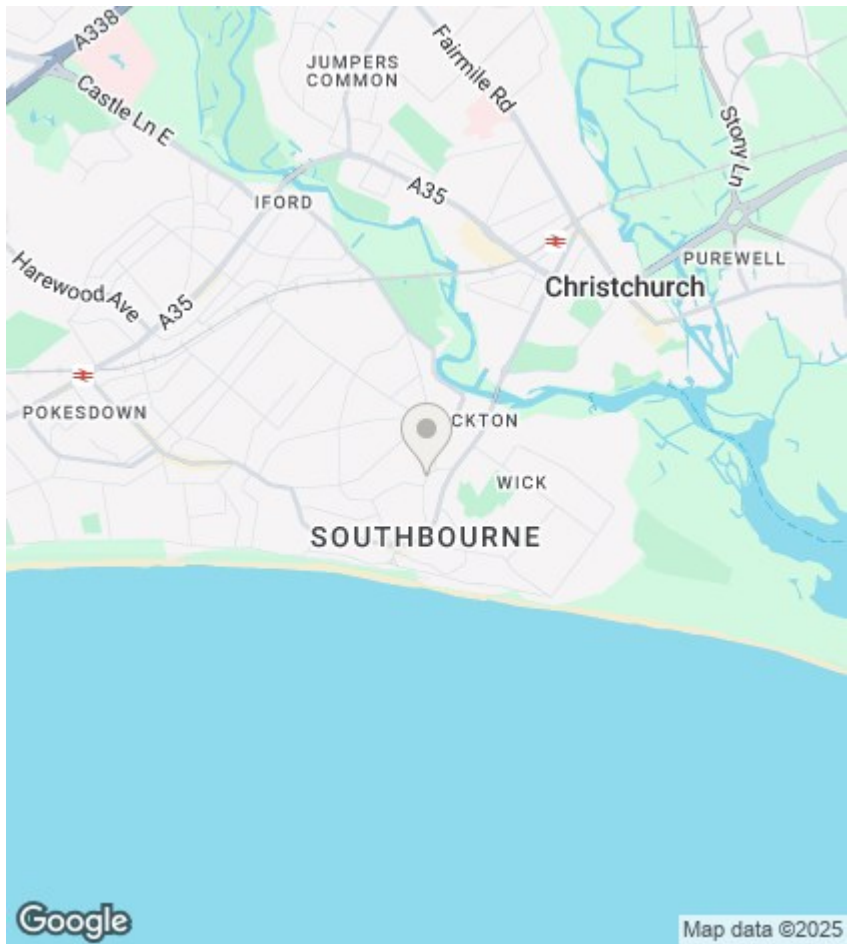
3.05m x 2.79m (10' x 9'2)
UPVC double glazed window to side aspect, radiator.
power points.

BATHROOM

Panelled bath with shower attachment and shower
screen, pedestal wash hand basin, close coupled
w.c., heated towel rail, partly tiled walls. tiled flooring.

OUTSIDE

Communal bike shed, Communal Gardens.



Directions

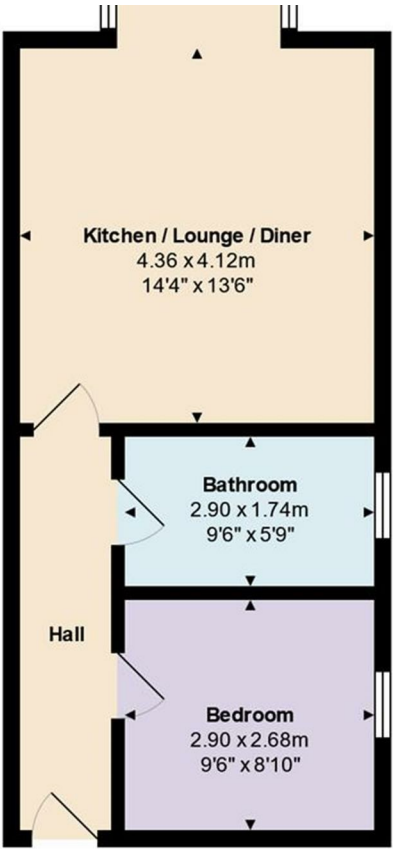
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	



5 Vixen mff
Area: 38.7 m² ... 417 ft²