



FLAT 3 3 IRVING ROAD BOURNEMOUTH, BH6 5BG

£1,050 PCM

Welcome to Irving Road- this delightful two-bedroom, first-floor apartment, is ideally situated just a short stroll from Southbourne's vibrant high street and stunning local beaches. This spacious, unfurnished property offers the perfect blend of comfort and convenience.

Featuring two generously sized double bedrooms, this apartment provides ample space for comfortable living. The kitchen is equipped with an electric oven and hob, with dedicated spaces for your appliances. The inviting lounge is a good-sized area, perfect for relaxing and entertaining.

The bathroom includes a shower over the bath, WC, and basin for your convenience. The property has gas central heating and double glazing throughout. The council tax is band B and parking is available on a first-come, first-served basis, with plenty of on-road parking options as well.



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Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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