



## 2A ARNEWOOD ROAD BOURNEMOUTH, BH6 5DG

£1,700 PER

Welcome to Arnewood Road – this modern, spacious, three double bedroom, unfurnished, maisonette offers 1 off-road parking space and a low maintenance garden area. Located in the heart of Southbourne, this property is a short distance from many local amenities including the stunning beach, pubs, restaurants and shops.

Explore the first floor which offers a sizable lounge/kitchen area complete with large bay windows allowing for natural light to flood into the space. The kitchen boasts white goods in the form of a fridge/freezer, washing machine and dishwasher.

All three bedrooms in the property are double in size, two of which being on the first floor, creating the perfect space for family living. You will also find the



# MrGreen



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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