



## 49 WALPOLE ROAD BOURNEMOUTH, BH1 4HB

**£600 PER CALENDAR**

Welcome to Walpole Road. We are delighted to present this large, fully furnished, double room with all bills included (excluding WiFi), that is available for rent and immediate occupancy. Situated on the first floor of a newly re-decorated and re-carpeted HMO. This property has access to a shared large kitchen with all new appliances fitted, a separate room fitted with brand new washer/dryers, a communal lounge area and an outside courtyard area. This room offers a perfect blend of comfort, convenience, and style.

The room is generously sized and comes equipped with a double bed, wardrobe and drawers. The room provides access to a basin and unit for additional storage. The room also provides views of the local park.



**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 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

Mr Green Lettings  
 35 Southbourne Grove  
 Southbourne  
 Bournemouth  
 Dorset  
 BH6 3QT

01202 835897  
 lettings@mrgreenhomes.co.uk  
 www.mrgreenhomes.co.uk

