

lovettt INTERNATIONAL  
PROPERTY OF THE PREMISES AND CONDITION / WORKING ORDER OF SERVICES, PLANTS AND EQUIPMENT

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.  
Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, masses and other data are approximate and should be used as a guide only. Any discrepancy between the actual and the approximate measurements shall be taken as an error in favour of the purchaser. The purchaser is advised to verify the accuracy of the information contained herein as to their own satisfaction. Measurements are given to the nearest millimetre.



GROUND FLOOR  
366 sq. ft. (34.0 sq. m.) approx.

FLOOR PLAN



**32A Somerset Road**  
Bournemouth, BH7 6JJ, Offers Over £160,000



## MAIN FEATURES

- Freehold
- Semi-Detached Bungalow
- Superb First Time Buy or Investment
- Allocated Parking
- Potential Rental Return at £900PCM
- One Double Bedroom
- Character Features Including Vaulted Ceilings
- Shower Room
- Kitchen Opening to Living Room
- 34 Meters Squared

## Area

Pokesdown is a convenient location only yards from Kings Park with its extensive recreational and sporting facilities, and close to neighbouring Boscombe and Southbourne, both extremely popular suburbs of Bournemouth offering a number of great shopping facilities varying from well-established independent stores to the popular chains, which are a short walk away.

5\* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



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## Description

**\*\* Price Guide £160,000 - £170,000 \*\*** A Freehold Bungalow Fantastic for a First Time Buy or Holiday Rental. The property has been upgraded internally with replacements and maintenance to windows, the kitchen, shower room, decoration and overall presentation. Offered with allocated parking and no forward chain. There are features including vaulted and high ceilings. The property comprises one double bedroom, shower room, kitchen with integrated appliances and opening to lounge, hallway and communal porch access.

## Tenure

- Tenure: Freehold
- Pets: Permitted
- Holiday Lets: Permitted
- Potential Rent Return: £900PCM
- EPC - C
- Council Tax Band: A

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



## Offers Over £160,000

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

