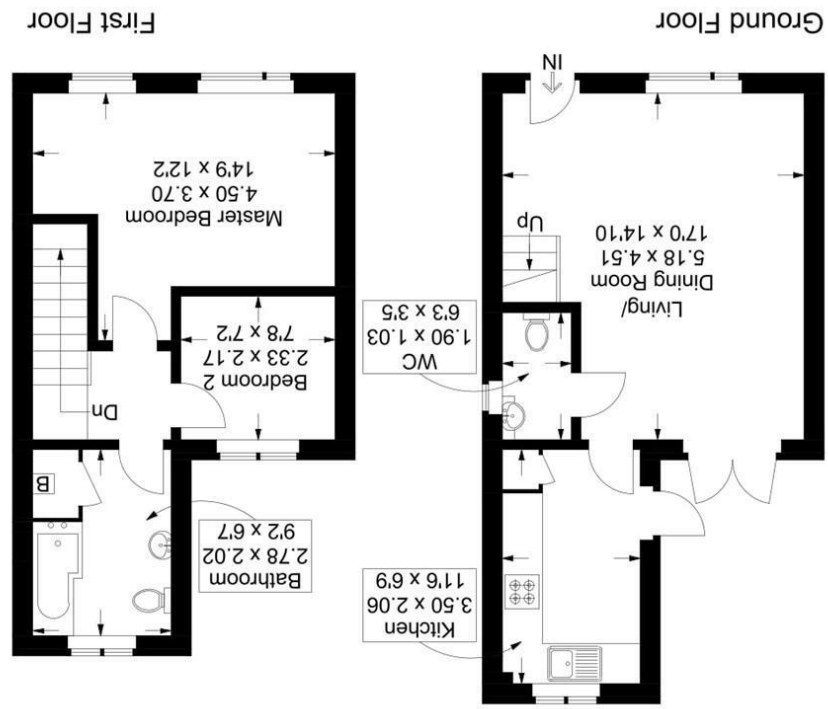


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Shelbourne Road, Bournemouth
Approximate Gross Internal Area = 60.9 sq m / 655 sq ft

FLOOR PLAN



49 Shelbourne Road
Bournemouth, BH8 8QY, Asking Price £300,000

MAIN FEATURES

- Two Bedroom Detached House
- Family Bathroom
- Seperate Modern Kitchen with Fitted Appliances
- Front and Rear Garden
- Parking
- Gas Central Heating
- Partly Triple Glazed Windows
- Downstairs WC
- Well Presented
- Domestic Fire Sprinkler System

Area

Charminster is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Winton. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Easy access to 5* Award Winning Sandy Beaches, Pier, Promenade and the coastline 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 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.

Summary

A super two bedroom detached family house, built only 6 years ago, the property is well kept and modern throughout. Located at the end of a private driveway, part of a small development of just three houses and situated in a convenient location close to Charminster Town Centre with easy access to Bournemouth Town Centre.



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Description

Accommodation Comprises, Access via front gate, to large lawned front garden, fully enclosed by timber panel fencing giving a good deal of seclusion, pathway to front door. Living Area spacious open plan room with zoned living and dining areas, feature fireplace and surround, double aspect with windows to front and double opening French doors to the rear. Door from Living Area to Kitchen, modern with range of work surfaces with storage cupboards, built in oven and hob, integrated appliances, tiled flooring. Ground Floor Cloakroom, off the living area. Stairs to first floor, Main Bedroom, double bedroom, windows to front, Bedroom Two, window to rear. Family Bathroom, white suite, panelled bath, low level w.c, wash hand basin, part tiled, window to rear. Rear Garden, small lawned and patio, fully enclosed by panelled fencing, path to side leading to the front garden.

Tenure

A Freehold House

Council Tax C Band

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.



Asking Price £300,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	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	

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