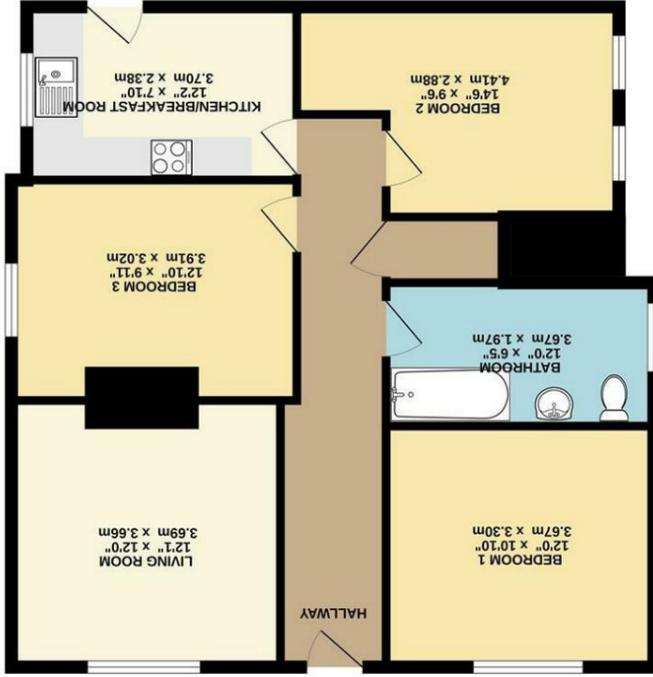


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors and passages are approximate and should be used as a guide only. The floor plan is for information purposes only and should not be used as a basis for any prospective purchase. The actual positions and dimensions of fixtures and fittings are shown as they appear on the ground. Measurements are given in metres and feet. The floor area is given in square metres and square feet. The floor area is given in square metres and square feet. The floor area is given in square metres and square feet.



GROUND FLOOR
805 sq. ft. (74.8 sq. m.) approx.

FLOOR PLAN



GFF 188 Windham Road
Bournemouth, BH1 4QZ, Asking Price £260,000

MAIN FEATURES

- Three Double Bedrooms
- Own Rear Garden
- Own Entrance
- Ample Off Road Parking
- Gas Central Heating
- Double Glazed
- Low Outgoings
- No Forward Chain
- Popular Location
- Well Presented

Area

Springbourne is a suburb of Bournemouth, it occupies the north-east part of the town and is in close proximity to Bournemouth Town Centre. Springbourne has a mixed selection of property but primarily is made up of houses circa 1900's. Some of the original houses have been converted into apartments and there's also plenty of new modern developments offering further flat living. Its main road, Holdenhurst Road, has an array of small individual shops which lead through to the town centre. Kings Park is close by and offers climbing frames, swings, roundabouts, ball courts, slides, a skate park for teenagers and other facilities. There's almost something for everyone with a Cafe, sports pitches, orienteering, athletics track, large open areas, indoor bowls and free off road parking. Home also to AFC Bournemouth and the Vitality stadium. The area is close to shops and local beaches and has great transport links to further afield. 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.

Summary

A super three double bedroom ground floor apartment with the benefit of private rear and own entrance. Situated in a popular and convenient location with easy access to Boscombe, Bournemouth and the sea front. An ideal first time buy or family home.



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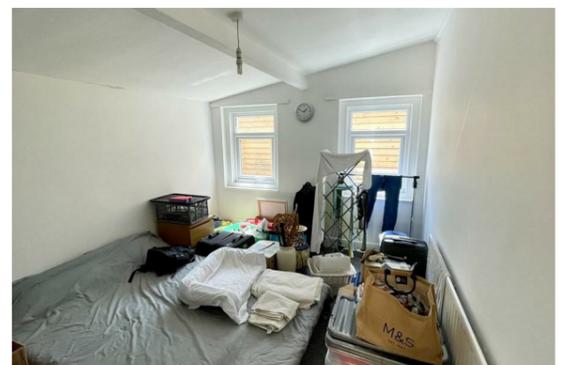
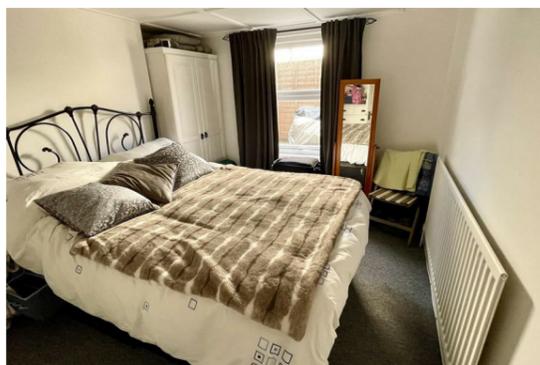
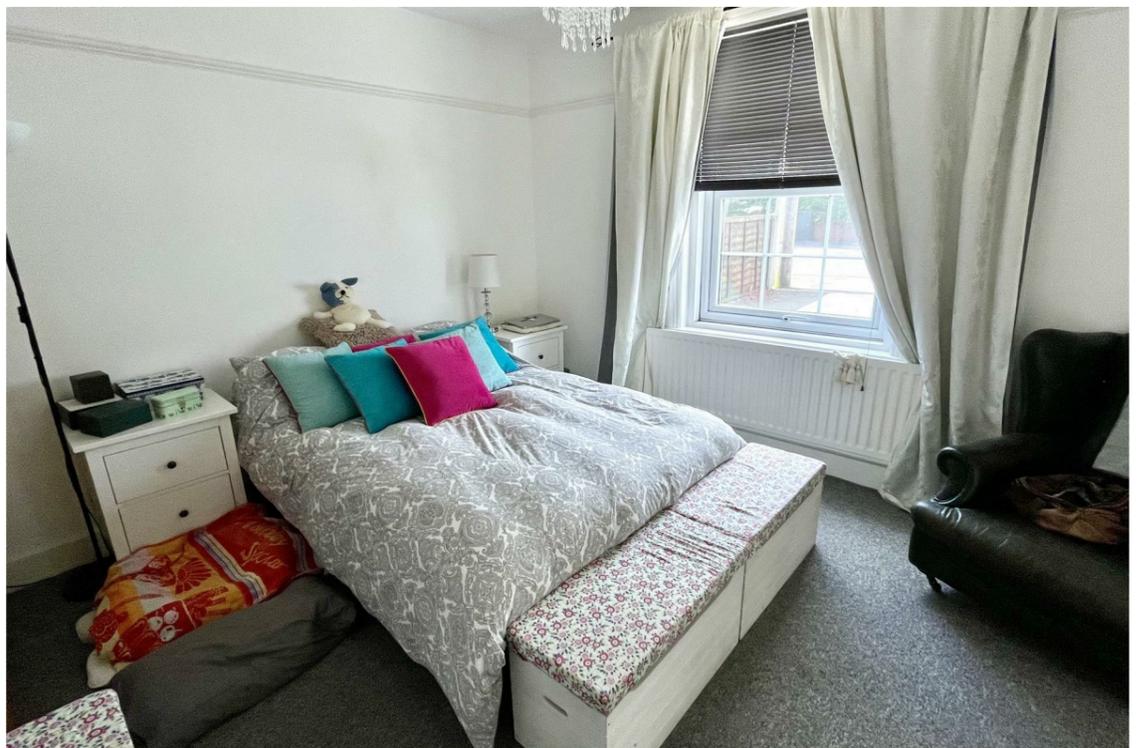
Description

Own private entrance at front leads to entrance hall, access to all rooms. The property offers versatile accommodation as rooms are all a good size, so could be swapped around if needed. Current arrangement, Lounge to the front aspect, picture rails, Kitchen, separate located to the rear of the property, range of work surfaces with storage cupboards, space for appliances, door to rear garden, Bedroom one, at the front of the property, picture rails. Both other bedrooms are good size doubles. The apartment is served by a family bathroom, panelled bath, low level w.c, wash hand basin, fully tiled, window to side. Outside the property has the benefit of own rear garden, paved for easy maintenance, enclosed by walling and timber panelled fencing. Side access which could accommodate a car leads to the front. Off road parking for 3- 4 cars. Offered with no forward chain, the property is a great starter home for a couple or family.

Tenure

The property is freehold with the upstairs on a long lease.
Maintenance is on an as and when basis split 50/50.
EPC: D
Council Tax Band - Estimated C [missing from register]

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 £260,000

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	73
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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