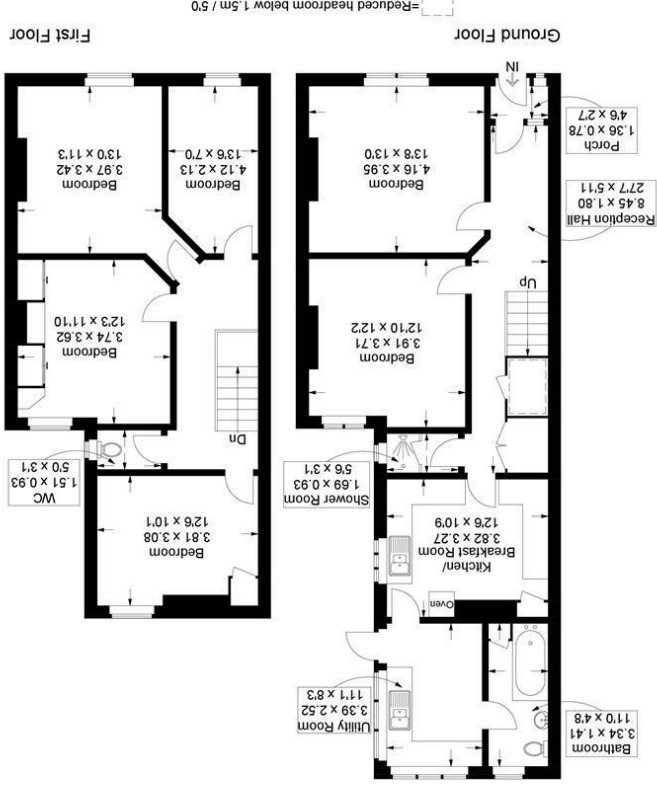


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

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.

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.



York Place, Bournemouth

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.1 sq m / 11 sq ft

Total = 138.2 sq m / 1487 sq ft

FLOOR PLAN



18. York Place

Bournemouth, BH7 6JN, Price Guide £330,000

MAIN FEATURES

Deceptively Spacious
 Four Bedroom, Two Reception
 Double Glazed
 Gas Central Heating
 South Facing Rear Garden
 Needs Work, Great Potential
 Popular Location
 Freehold

Area

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

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.

Summary

Guide of £330,000 - £350,000. A deceptively spacious four bedroom, two reception character end of terrace house situated in a convenient location close to Boscombe town centre, Kings Park and Pokesdown train station.

The property is currently being rented out and would require some refurbishment but has great potential to make into a lovely family home.



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Description

Accommodation comprises, Front door through to Entrance Hall, under stairs storage cupboards. Lounge, [room F] window to front. Dining Room, [Room A] window to rear. Shower Room with shower cubicle. Kitchen, range of work surfaces with storage cupboards, spaces for breakfast table, access through to Utility Room at the rear of the property, good size, work surfaces, space and plumbing for washing machine, door to rear garden, access also to Bathroom, white suite, panelled bath, low level w.c, wash hand basin, part tiled, window to rear. Stairs from the entrance hall to first floor landing. Main Bedroom [room D] window to front. Bedroom 2, [Room C] good double window to rear, Bedroom 3 [Room B] double, window to rear. Bedroom 4 [Room E] small double, window to front. Separate W.C, off the landing. Outside, rear garden, mainly paved, part fenced.

Tenure

Freehold Property

Council Tax B 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.



Price Guide £330,000

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			
		67	79
England & Wales		EU Directive 2002/91/EC	

