

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	73	A (92-100)	G (1-20)
		B (81-91)	F (21-38)
		C (69-80)	E (39-54)
		D (55-68)	
	58		

TOTAL APPROX. FLOOR AREA 414 SQ. FT. (38.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, kitchens, rooms and other areas are approximate and the responsibility is taken for any error. The architect, planner and contractor should be held responsible for any error. The floor plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser should verify the accuracy of the floor plan by measuring the rooms themselves. The architect, planner and contractor should be held responsible for any error.



Ground Floor - Stewart Road, CHARMINSTER



GFF - Stewart Road



Charminster - Charminster offers a lively and diverse community with a rich array of amenities with convenient access to major roadways and public transportation, just 10 mins drive from Bournemouth Town Centre and award winning beaches. Charminster has a vibrant mix of independent shops, supermarkets, bustling cafes, and a diverse selection of restaurants offering cuisines from around the world. Nearby Queen's Park provides a beautiful green space with picturesque walking trails and recreational facilities.

The Accommodation:

This charming AND STUNNING property is beautifully presented throughout and benefits from having its own private garden. It is ideal for a first time buyer or buy to let investment property.

Hallway - Wooden oak laminate flooring, doors to bathroom/kitchen/bedroom.

Bathroom - Fully fitted modern white bathroom suite with bath and shower over, storage cupboard with slatted shelving,

Kitchen - Fully fitted modern kitchen with a range of white wall and base level units with brushed chrome handles, modern pine worktops, white gloss splashbacks. There is space and plumbing for washing machine and fridge/freezer. Integrated electric oven with electric induction hob over. Glowworm boiler. Spotlights to ceiling. UPVC window to rear. Door to lounge.

Lounge - Beautifully presented and spacious living area with plenty of natural light. There is modern wooden oak flooring with UPVC double glazed patio door and window leading out into stunning enclosed private courtyard garden. Closed off feature fireplace and fitted shelving.

Private Garden - Outside offers a south facing garden, Laid to gravel with flowers and shrubs laid to borders, allocated off road parking space and garage.

Further benefits include private front entrance, gas central heating, UPVC double glazing, and the lease allows Pets.

This property would be a perfect first time buy investment or for a buy to let opportunity! Early viewing comes strongly recommended. Service Charge per annum - £900 per annum Ground Rent £175 per annum Lease 116 years remaining

ENCLOSED PRIVATE GARDEN

GAS CENTRAL HEATING

GARAGE & OFF ROAD PARKING

UPVC DOUBLE GLAZING

LARGE DOUBLE BEDROOM WITH TRIPLE FITTED WARDROBES

MODERN BATHROOM & KITCHEN

PETS ALLOWED

LONG LEASEHOLD

Council Tax Band A



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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Guide Price £195,000

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.