







## **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

## 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

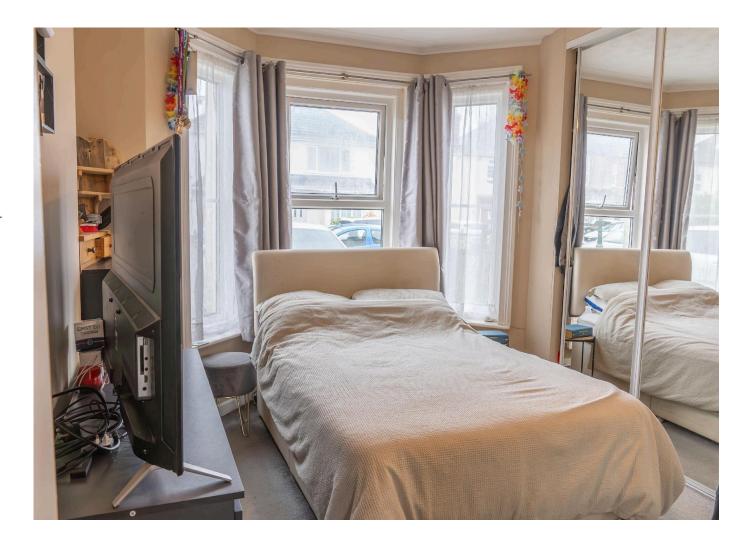
Council Tax Band A

Guide Price £195,000









## Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk www.clarkesproperties.co.uk

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