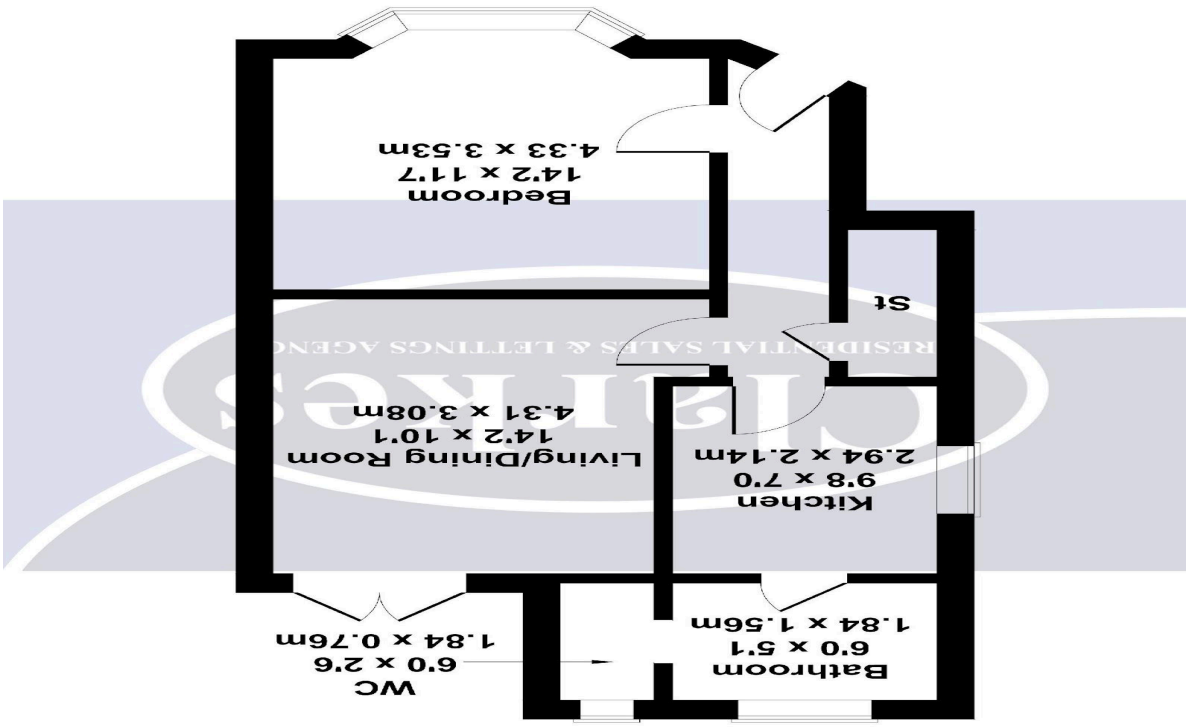


Not to Scale. Produced by The Plan Portal 2024
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Acland Road
Approximate Gross Internal Area
517 sq ft - 48 sq m

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	(65-68) D
	65		
	66		



Acland Road, Bournemouth, Dorset



Acland Road, Bournemouth, Dorset



Charminster offers a lively and diverse community with a rich array of amenities.

This area is known for its excellent local schools, including Charminster Primary School and St. Walburga's Catholic Primary School, ensuring a high standard of education for families.

Charminster enjoys a well-developed infrastructure, with convenient access to major roadways and public transportation, making commuting and exploring the surrounding areas a breeze. For nature enthusiasts, nearby Queen's Park provides a beautiful green space with picturesque walking trails and recreational facilities.

The GROUND FLOOR FLAT briefly comprises;

LARGE Double bedroom with attractive bay window; living/dining room with French doors leading out to the rear garden; kitchen with a range of wall base units; useful under stairs storage cupboard house gas fired boiler and a bathroom fitted with a cream suite comprising panelled bath, WC and wash hand basin. To the rear of the flat there is a good size, private garden which offers a southerly aspect.

An internal viewing of the property is strongly advised. Further features include - * Gas central heating * Upvc Double Glazed windows * Private Rear Garden *Tenure: Leasehold 93 years *Ground rent - £0 COUNCIL TAX: A EPC: D

GROUND FLOOR FLAT

SOUTHERLY aspect PRIVATE GARDEN

GAS CENTRAL HEATING

CLOSE TO ALL AMENITIES

CHAIN FREE

Council Tax Band A

Asking Price £185,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

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