



42 MORLEY ROAD  
BOURNEMOUTH  
Dorset, BH5 2JL

£1,800 PCM

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MODERN & WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE CLOSE TO POKESDOWN TRAIN STATION

- Three Bedroom Semi-Detached House
- Furnishings Flexible
- Modern Throughout
- Cul-De-Sac Location
- EPC Rating: Band D



Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

Energy Efficiency Rating: 62 (Current), 83 (Potential)

England & Wales EU Directive 2002/91/EC

Reference: 1206498

Deposit Amount: £2076

Council Tax: Included within rental

Furnishing: Flexible

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

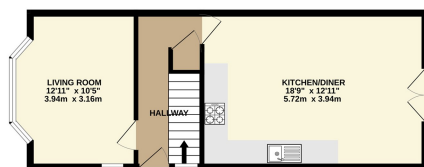
Broadband: Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Mobile Signal: Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

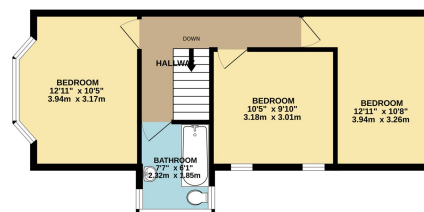
Flood Risk: For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This three bedroom semi detached house is located on Morley Road, positioned at the end of cul-de-sac, and close to Pokesdown train station. The property is modern and well-presented throughout. On the ground floor there is a spacious open plan kitchen/dining room an ideal social family space, there are also double doors leading out on to the rear garden which is part decked. There is also a second reception room ideally suited as a snug television room, and some under stairs storage space. Upstairs there are three double bedrooms, all serviced by the main family bathroom with shower over the bath. In addition there is driveway parking to the front of the house. Furnishings are flexible.

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE  
Made with Metropix C2026

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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