

Estate Agents



Auctioneers



Christchurch Road, Bournemouth, Dorset, BH7 6BW
Sale By Tender Guide Price - £100,000

Two Bedroom Ground Floor Flat | Private Entrance | Two Bedrooms | Kitchen
Reception Room | Bathroom | Rear Garden | Front Garden/Parking | Vacant Possession

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SALE BY TENDER – CLOSING DATE: FRIDAY 10TH JULY. A two-bedroom ground-floor flat situated in a convenient location close to local shops in Iford and Pokesdown Hill, and within easy reach of major employers including JP Morgan, Bournemouth Hospital and Tesco. The property also benefits from excellent transport links, with swift access to Bournemouth via local bus routes and the A338.

The property now requires refurbishment but offers excellent potential. It benefits from double glazing, gas central heating, two good-sized double bedrooms, a 14ft reception room, a functional kitchen and bathroom, and its own private rear garden.

To the front of the property, the garden could potentially be adapted to provide off-street parking, subject to any necessary consents.

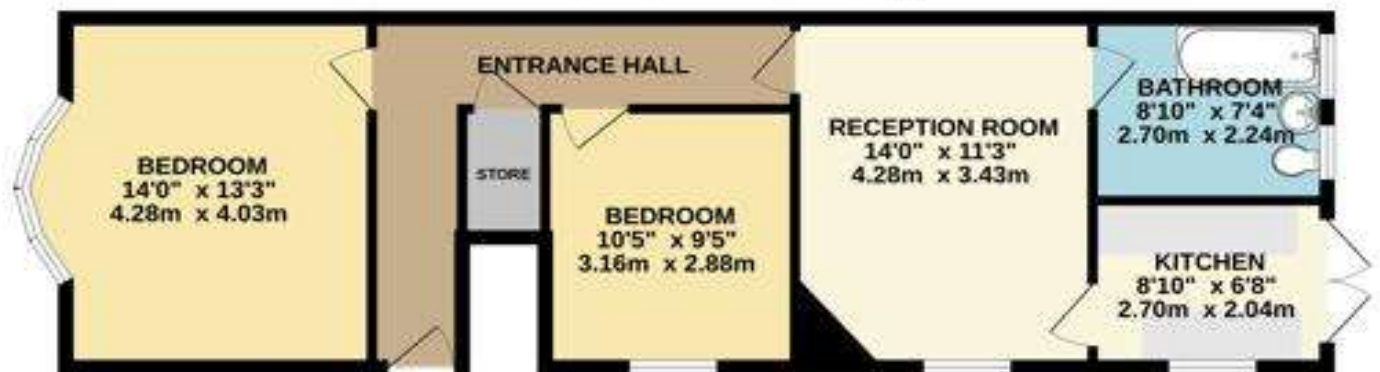
Tenure: Leasehold with approximately 53 years remaining. We estimate the cost of a lease extension to be approximately £22,000; however, applicants must make their own enquiries and seek independent advice.

EPC Rating: to be confirmed

Council Tax Banding: to be confirmed

The property is sold as seen, with cash buyers preferred. Offered with no forward chain. Viewing strictly by appointment.

GROUND FLOOR 655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA - 655 sq.ft. (60.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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