



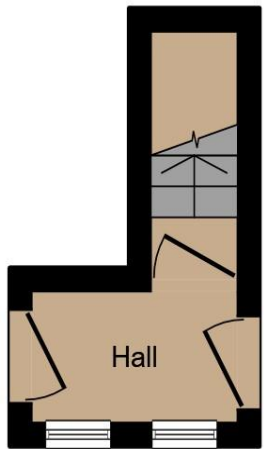
**Draycott Road, Bournemouth BH10 5AP**

**welcome to**

**Draycott Road, Bournemouth**

Set within the sought-after Hill View School catchment, this beautifully updated first-floor apartment offers a rare combination of modern living, a private entrance, and sizable rear garden.





**Ground Floor**



**First Floor**

**Porch & Entrance**

**Kitchen**

10' x 9' 1" ( 3.05m x 2.77m )

**Lounge**

13' 7" x 11' 1" ( 4.14m x 3.38m )

**Bedroom 1**

12' 11" x 9' 10" ( 3.94m x 3.00m )

**Bedroom 2**

7' 11" x 6' 11" ( 2.41m x 2.11m )

**Study**

6' 7" x 5' 7" ( 2.01m x 1.70m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Draycott Road, Bournemouth

- NO FORWARD CHAIN
- Two Double Bedrooms as well as additional office room
- Sizable Rear Garden
- Well Presented Throughout
- Private Entrance

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 157 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£209,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN107909](https://fox-and-sons.co.uk/Property/WTN107909)



Property Ref:  
WTN107909 - 0005

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