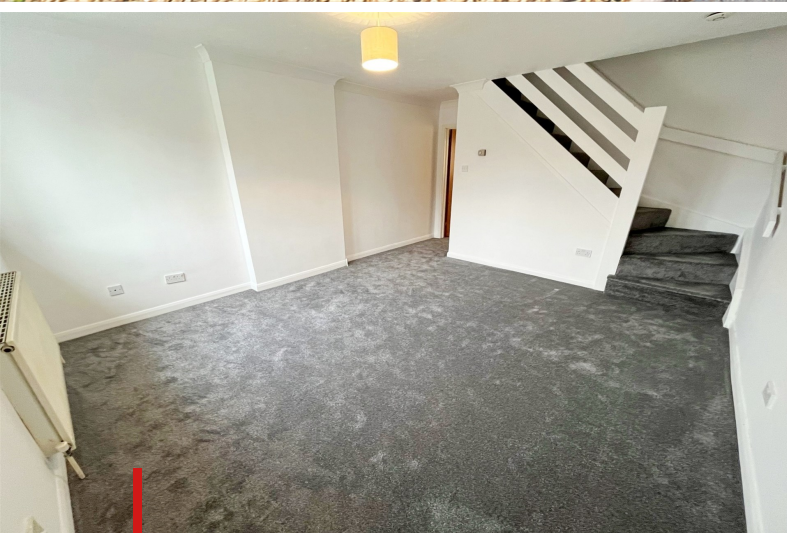




15 SARAH CLOSE
BOURNEMOUTH
Dorset, BH7 7HH

£1,400 PCM

[goadsby.com](https://www.goadsby.com)

TWO BEDROOM SEMI-DETACHED HOUSE WITH GARAGE IN QUIET RESIDENTIAL CUL- DE-SAC CLOSE TO JP MORGAN

- Two Bedroom Semi-Detached House
- Offered Unfurnished
- Garage & Parking
- Conservatory
- EPC Rating: Band D

Energy Efficiency Rating		
Lower energy efficient - lower running costs		
100-125	A	
81-100	B	
62-80	C	
43-61	D	66
25-42	E	
9-24	F	
1-8	G	75
Higher energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Reference: 1212762

Deposit Amount: £1615

Council Tax: Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Garage and Parking

Utilities:

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

Drainage: Mains Supply Drainage

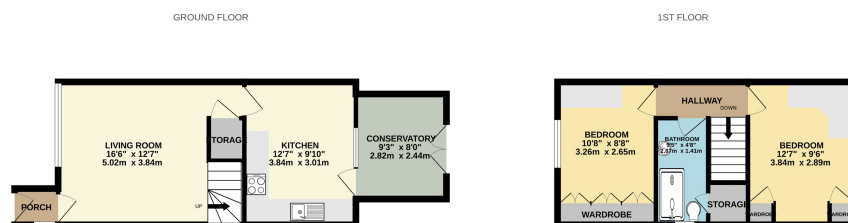
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



This delightful two double bedroom semi-detached house is located on Sarah Close, a quiet cul-de-sac in castledean. The property is well positioned close to JP Morgan, the Littledown leisure centre and Bournemouth hospital, as well as easy access to main bus routes and the A338. There is a small porch entranceway and you then enter into the living room, off of which is some under stairs storage. Downstairs you also have a well proportioned kitchen with space for a small breakfast table, and a conservatory to the rear. The garden is low maintenance being part paved, with a small lawn and a few small shrubs. Upstairs there are two similar sized double bedrooms both with fitted storage and dressing tables, the bathroom is well equipped with walk in shower, and some further storage space. Additionally there is a garage for use of the property and parking either inside or in front of the garage. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metagen C2005

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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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