



## GFF & FFF, 129 Nortoft Road, Bournemouth, BH8 8QB

Asking Price £399,950

- MODERN KITCHENS
- GAS CNTRAL HEATING
- TWO FLATS
- EPC D
- MODERN BATHROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO SHOPS & AMENITIES

# 129 Nortoft Road, Bournemouth BH8 8QB

A Rare Opportunity to Purchase this Freehold Semi-Detached House converted into 2 x two Bedroom Flats which are currently rented. The property is idea for a buy-to-let investor or for two families that would like to live close but separate to each other. Local shops and amenities can be located along the main Charminster High street with Regular Buses Services to the Bournemouth Town Centre.



Council Tax Band: B



## **GROUND FLOOR FLAT**

### **UPVC ENTRANCE DOOR TO**

#### **KITCHEN**

3.84m x 2.13m (12'7 x 7')

Range of Kitchen cupboards and drawers with work surfaces over, wall mounted units, wall mounted gas boiler, partly tiles splashback walls, single stainless steel sink unit with mixer tap, power points, electric hob with oven and extractor hood over, space for fridge/freezer. space for washing machine, power points, two UPVC double glazed windows to side aspect, coved ceiling. Door to

#### **BATHROOM**

Panelled bath with shower attachment and screen, close coupled w.c., pedestal wash hand basin, heated towel rail, extractor fan, obscure UPVC double glazed window to rear aspect, tiled flooring.

#### **HALLWAY**

Single panelled radiator, under stairs storage space, power points, coved ceiling, smoke alarm, cupboard housing consumer unit. Door to

#### **BEDROOM ONE**

4.45m x 3.91m (14'7 x 12'10)

UPVC double glazed window to front aspect, power points, coved ceiling, double panelled radiator, laminated flooring.

#### **BEDROOM TWO**

3.30m x 4.01m (10'10 x 13'2)

UPVC double glazed window to side aspect, double panelled radiator, coved ceiling, power points.

#### **REAR GARDEN**

Laid to decking with side access leading to front,

## **FIRST FLOOR FLAT**

### **SEPERATE ENTRANCE DOOR TO**

#### **ENTRANCE HALLWAY**

Coved ceiling, laminate flooring, stairs to

#### **FIRST FLOOR LANDING**

Single panelled radiator, access to loft space, coved ceiling, power points, cupboard housing meters, smoke alarm. Door to

#### **BEDROOM ONE**

3.58m x 2.92m (11'9 x 9'7)

Coved ceiling, dimmer lights, single panelled radiator, power points.

## **KITCHEN**

3.58m x 2.16m (11'9 x 7'1 )

Range of cupboards and drawers with work surfaces over, range of wall mounted units, Breakfast Bar, partly tiled splash back walls, UPVC double glazed windows to side aspect, power points, single stainless steel sink with mixer tap, fitted gas hob with oven and Extractor hood over, space for upright fridge / freezer, space for plumbing for washing machine, coved ceiling, wall mounted gas boiler, coved ceiling, spot light.

#### **SEPERATE W.C.**

Close coupled w.c., obscure window side aspect, partly splashback walls, single panelled radiator, coved ceiling.

#### **BEDROOM TWO**

3.96m x 3.18m (13' x 10'5)

UPVC double glazed window to side aspect, coved ceiling, single panelled radiator, power points.

#### **BATHROOM**

Panelled bath with shower attachment with shower screen, close coupled w.c., pedestal wash hand basin, three quarter tiled walls, obscure UPVC double glazed window to front aspect, coved ceiling, extractor fan, heated towel rail, dimmer lights.

#### **LOUNGE**

4.42m into bay x 3.18m (14'6 into bay x 10'5)

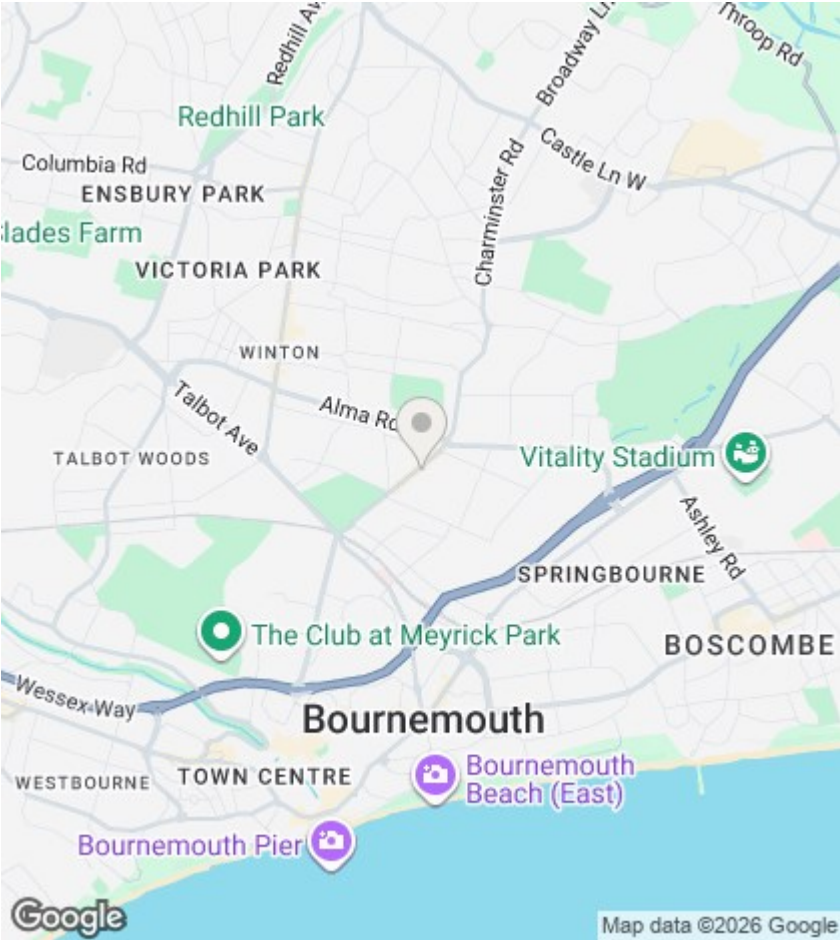
UPVC double glazed window to front aspect, coved ceiling, dimmer lights, double panelled radiator.

#### **OUTSIDE**

Pathway to Entrance door.

## **TWO SEPERATE FLATS**

We understand from the owners that the property has been converted to Building Regs Standards with Certificates on request.



Directions

Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |