



HIVE

22 GARDENS VIEW
BOURNEMOUTH
BH1 3QA



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Agent's introduction

For Sale By Online Auction, Pre-Auction Offers Considered. Substantial 3,339 sq ft detached residence in Bournemouth, offering flexible accommodation, ample parking and easy access to the town centre, station and beaches. Viewing by appointment only.



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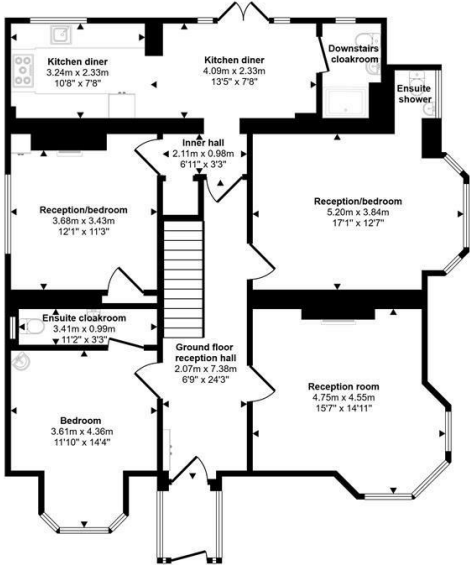
Property highlights

- Offered to the market via modern method of sale
- Auction Pack Available On Request (Buyers Fee Applies)
- Viewing by appointment only
- Substantial detached residence extending to 3,339 sq ft
- Just 10 minutes' walk to the town centre
- 10 minutes' walk to Bournemouth's Blue Flag beaches
- Flexible accommodation arranged over three floors
- Ideal for multi-generational living or investment
- Recently refurbished, redecorated and re-carpeted (apart from 1 room)
- Ample off-road parking for numerous vehicles



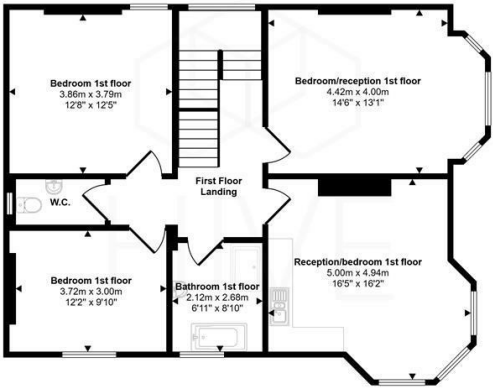
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Floor plan and EPC

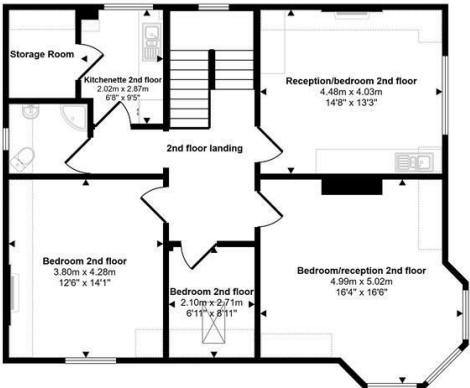


Ground Floor
Approx 122 sq m / 1309 sq ft

Denotes head height below 1.5m



First Floor
Approx 95 sq m / 1022 sq ft



Second Floor
Approx 94 sq m / 1008 sq ft

Approx Gross Internal Area
310 sq m / 3339 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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