



36 GRAFTON ROAD
BOURNEMOUTH
Dorset, BH3 7JS

£1,250 PCM

goadsby.com

DELIGHTFUL TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PARKING

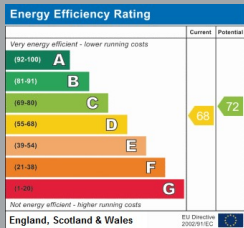
- Two Double Bedroom Apartment
- Offered Unfurnished
- Private Front & Rear Garden
- Driveway Parking
- EPC Rating: Band D



This delightful two double bedroom garden flat is located on Grafton Road, the property is conveniently positioned close to amenities and within easy reach of the town centre and main travel routes. The property is the ground floor of a converted house, and is accessed from a communal entrance hallway. Upon entry to the apartment you are welcomed into a large open hallway off of which are all the principle rooms and additional storage under stairs. Both bedrooms are doubles and are serviced by a family bathroom with shower over the bath. The kitchen / diner benefits from ample space for dining table and chairs and has a range of floor and wall mounted units and modest worktop space. There is access to the rear garden off the kitchen, the garden has been split in two, the closest half to the house is for the private use of this apartment. Offered on an unfurnished basis and parking available.

Please note the marketing photos were taken prior to the current tenancy in 2025.

In accordance with the 1979 Estate Agents Act an interest in this property is declared.



Reference: 1025317

Deposit Amount: £1,442.30

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities: Ask Agent
Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

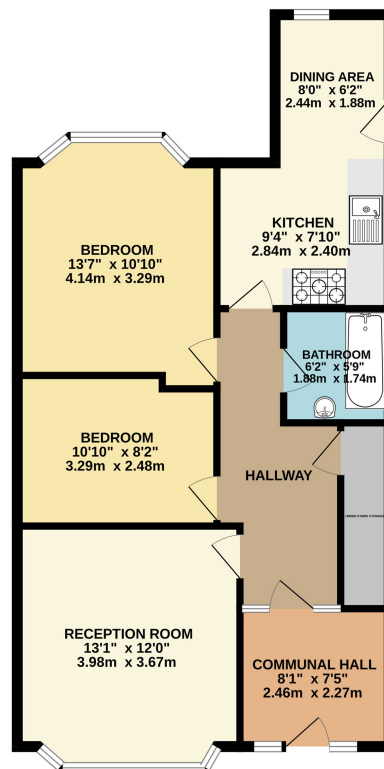
Drainage: Mains Supply Drainage

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

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metroplan ©2024

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.

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