



**Waverley | 25 Grosvenor Road | Bournemouth | BH4 8BQ**

**Offers In The Region Of £239,950**



**QSALES &  
LETTINGS**

# Waverley | 25 Grosvenor Road Bournemouth | BH4 8BQ Offers In The Region Of £239,950

Nestled in the charming area of Westbourne, this spacious two double bedroom First Floor Flat on Grosvenor Road offers a wonderful opportunity for those seeking a home in Bournemouth. With a prime location, this first-floor flat is perfect for individuals or small families looking for comfort and convenience.

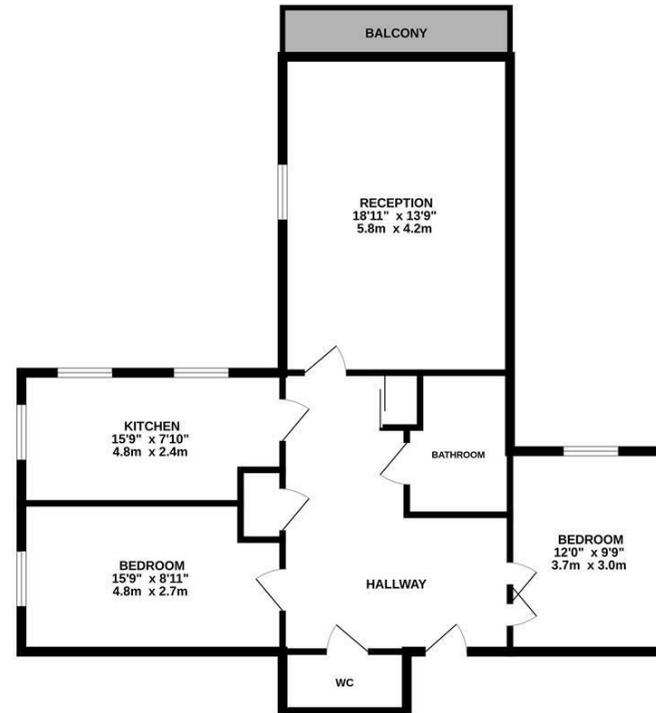
Upon entering, you will find a generous reception room that provides a welcoming space for relaxation and entertaining. The flat features two well-proportioned double bedrooms, ensuring ample room for rest and privacy.

The bathroom is equipped with a shower over the bath, catering to your daily needs.

- Spacious two double bedroom first floor flat located on Grosvenor Road
- Two well-proportioned double bedrooms
- Single garage with electric door
- No chain for quick sale.
- Council tax band: D EPC: D
- Leasehold with share of freehold, 980 years remaining.
- Very spacious lounge
- Sunny balcony
- Allocated parking space for 1x car
- To book a viewing, please call 01202 283654.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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