



Fortescue Road, Bournemouth BH3 7JU
£259,000

MOLLARO





SPACIOUS THREE BEDROOM GARDEN FLAT WITH PARKING, CLOSE TO WINTON & CHARMINSTER

This spacious three bedroom ground floor flat is set within an attractive character building and benefits from a private rear garden and allocated off road parking.

The property offers three good sized bedrooms and a bright living room at the rear, overlooking the garden. There is also a spacious kitchen/dining room with plenty of fitted storage and room for a dining table and chairs. A separate utility area provides useful additional space for appliances and storage.

One of the main features of the property is the private rear garden, which offers plenty of space to sit outside and enjoy. A gate from the garden gives direct access to the allocated parking space at the rear.

The property is conveniently located close to both Winton and Charminster, with a good choice of shops, cafés, restaurants and other local amenities nearby. There are also popular schools and parks within easy reach, including Winton Recreation Ground.

The property also comes with a share of the freehold, with maintenance shared with the first floor flat on an 'as and when' basis.

A spacious and well-located home with the added benefits of a private garden and off-road parking.





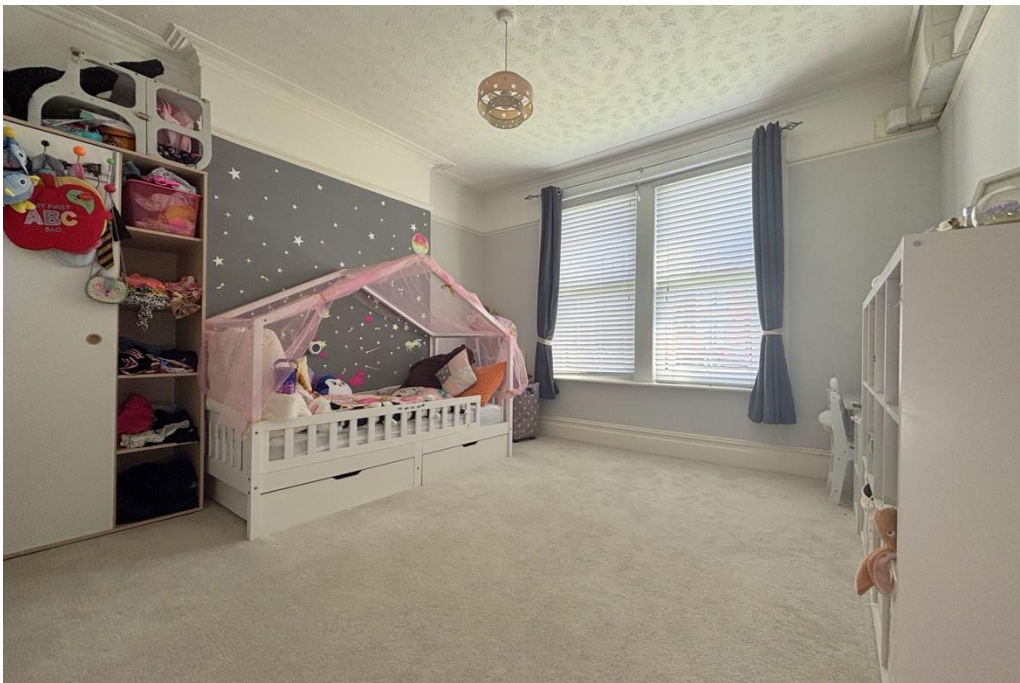
KEY FEATURES

- Ground Floor Flat in Character Building
 - Three Generously Sized Bedrooms
- Living Room to Rear Overlooking Garden
 - Kitchen/Dining Room & Utility Room
 - Spacious Private Rear Garden
 - Allocated Off Road Parking
 - Close to Both Winton & Charminster
- Convenient Location Near Shops, Restaurants & Facilities
- Popular School Catchments & Short Walk to Local Parks
 - Share of Freehold









ADDITIONAL INFORMATION

Dimensions

Please refer to the floorplan

Tenure

Share of Freehold

Ground Rent

Nil

Maintenance

On an 'as and when' basis 50/50 with the first floor flat

Council Tax

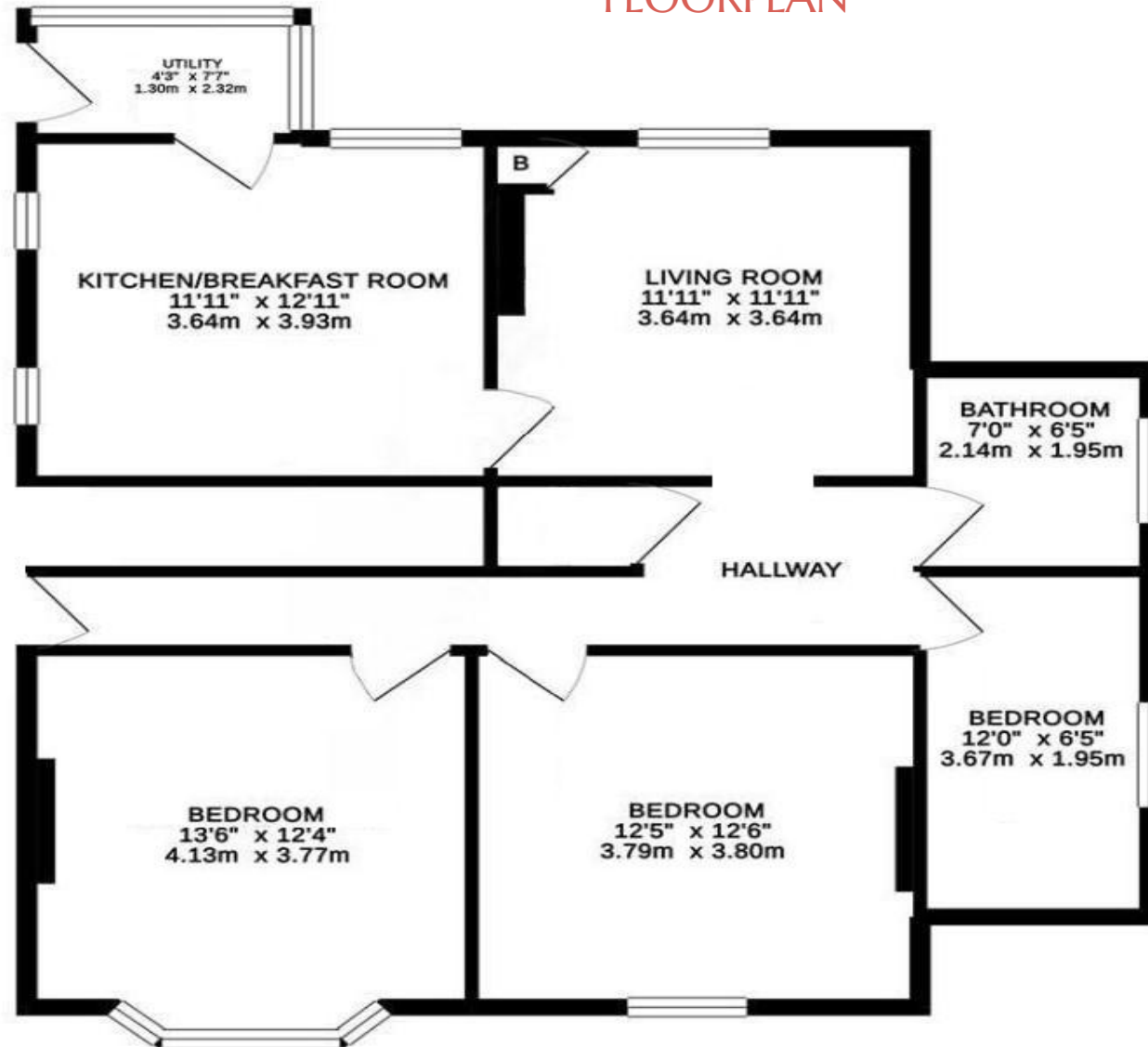
Band B (BCP Council)







FLOORPLAN



**GROUND FLOOR 939 sq. ft.
(87.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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