



49a Fortescue Road

Bournemouth

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

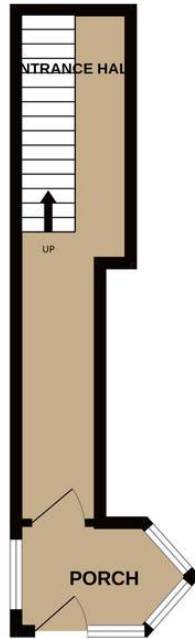
EPC Environmental Impact Rating: D

- No Forward Chain
- Spacious Character Two Bedroom Flat With Additional Loft Room
- Private Entrance With Porch
- Easy Reach To Winton, Charminster and Bournemouth Train/Bus Station
- Tiled Family Bathroom Suite
- Exceptionally Large Kitchen
- Bright Lounge With High Ceilings And Bay Windows
- Sunny Front Garden And Non-Restricted On Road Parking
- Share Of Freehold With 900+ Years Remaining On The Lease
- £0 Service Charge And Ground Rent

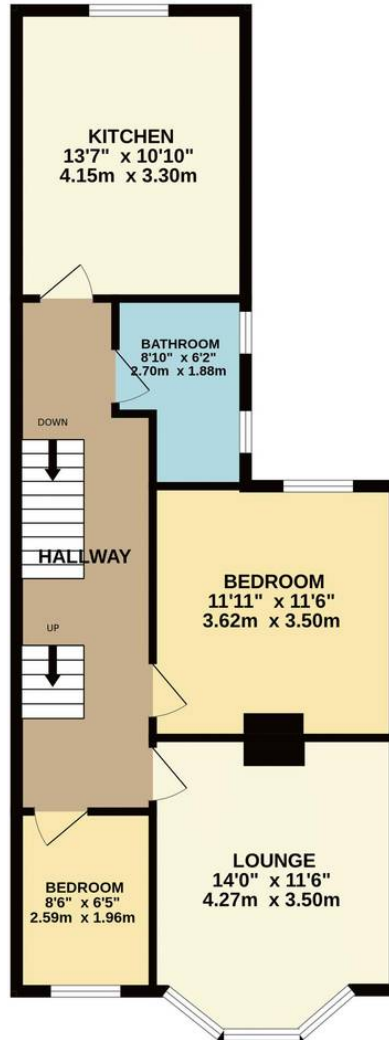




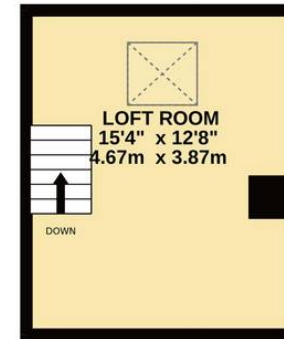
GROUND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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.

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