



Fortescue Road, Bournemouth BH3 7JU

£265,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





SPACIOUS THREE BEDROOM GARDEN FLAT IN A CHARACTER BUILDING WITH PARKING, SITUATED NEAR BOTH WINTON & CHARMINSTER

Situated within a charming character building, this well-proportioned ground floor flat offers generous living space and a highly convenient location. The property features three spacious bedrooms alongside a bright living room positioned to the rear with pleasant views over the private garden. The well-sized kitchen/dining room has plenty of fitted unit storage as well as ample space for a dining table and chairs, and is complemented by a separate utility area offering useful practicality for everyday living.

A key feature is the spacious private rear garden - a perfect space to relax and enjoy. The property also benefits from allocated off road parking to the rear, directly accessed via a gate from the garden.

The property is ideally located within easy reach of both Winton and Charminster, where you'll find a wide array of shops, cafés, restaurants and local facilities nearby. The area is well-regarded for its popular school catchments and is just a short stroll from local parks including the expansive greenspaces of Winton Recreation Ground.

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

A delightful property that has so much to offer.





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



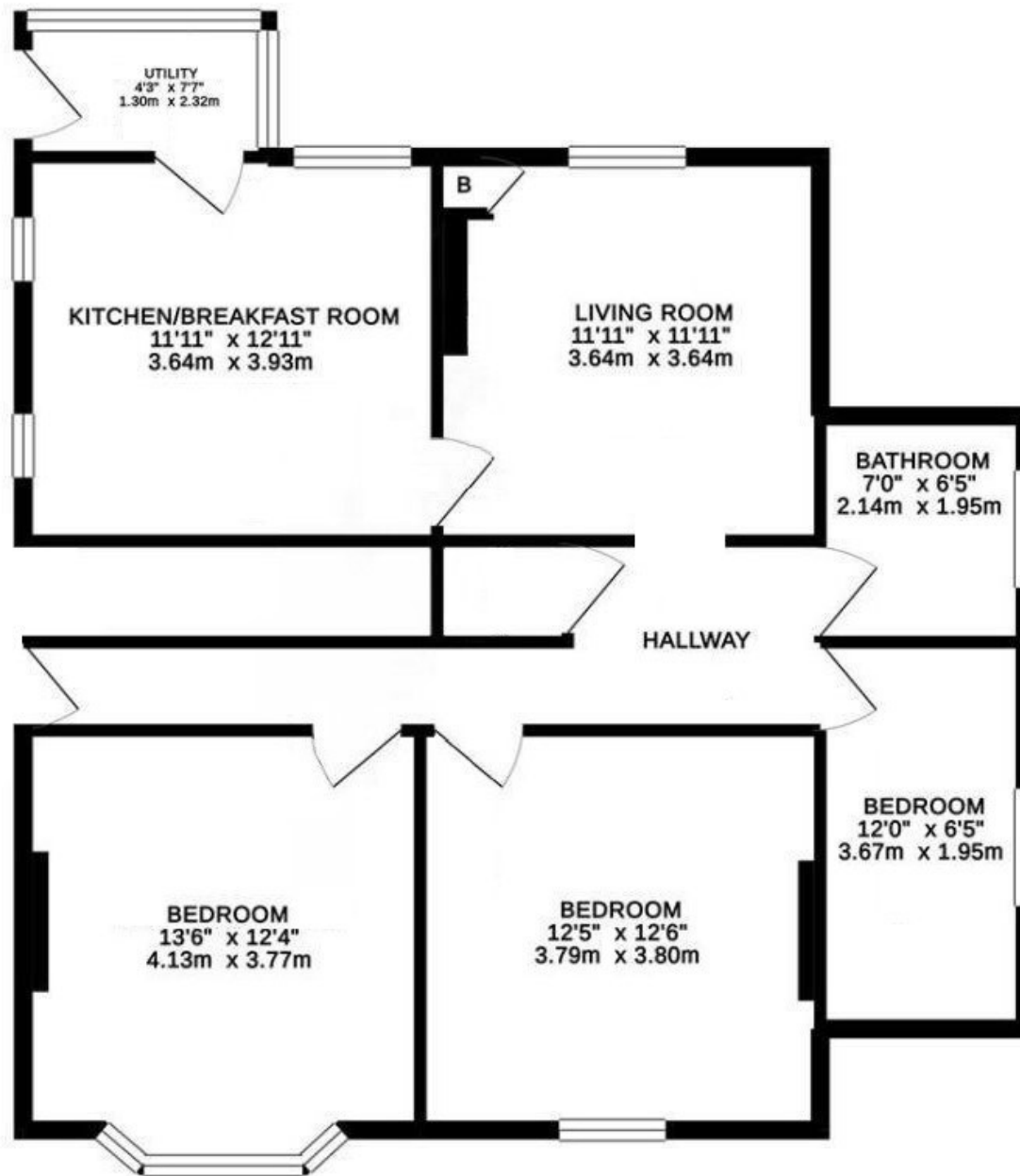








FLOORPLAN



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.



ADDITIONAL INFORMATION

Dimensions
Please refer to floorplan

Tenure
Share of freehold

Ground Rent
Nil

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

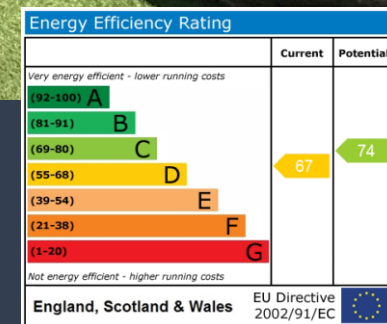
Council Tax
Band B (BCP Council)





Viewing by Appointment Through the Vendor's Sole Agent

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