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MICHAEL ADAM

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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**18 EXTON ROAD
BOSCOMBE EAST - BOURNEMOUTH
BH6 5QF**

Price £315,000

Freehold



THIS IS A BEAUTIFULLY PRESENTED GROUND FLOOR FLAT WHICH HAS RECENTLY UNDERGONE EXTENSIVE WORKS OF MODERNISATION & IMPROVEMENT OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION INCLUDING PRIVATE ENTRANCE HALL, GOOD SIZE LOUNGE WITH BAY WINDOW, MODERN KITCHEN & BATHROOM, 2 DOUBLE BEDROOMS & A GARDEN CABIN WHICH IS CURRENTLY USED AS AN OCCASSIONAL BEDROOM.

THE PROPERTY BENEFITS FROM HAVING IT'S OWN FRONT, SIDE AND REAR AREAS, PARKING, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & ALSO COMES WITH THE FREEHOLD FOR THE WHOLE PROPERTY.

LOCATED WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES & TRANSPORT LINKS.

THERE ARE AWARD WINNING BEACHES A SHORT DRIVE AWAY & THE TOWN CENTRES OF CHRISTCHURCH & BOURNEMOUTH ARE ALMOST EQUIDISTANT & BOTH OFFER AN EXCELLENT RANGE OF SHOPPING & RECREATIONAL FACILITIES.

THIS REALLY IS A TRULY LOVELY PROPERTY & AN EARLY INTERNAL INSPECTION IS STRONGLY ADVISED.

18 EXTON ROAD, SOUTHBOURNE, BOURNEMOUTH BH6 5QF

- **GROUND FREEHOLD FLAT**
- **2 DOUBLE BEDROOMS**
- **FRONT, SIDE AND REAR GARDEN AREAS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **DECEPTIVELY SPACIOUS ACCOMMODATION**
- **GARDEN CABIN**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **VIEWING STRONGLY ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 89.7 sq. metres (965.2 sq. feet)

