



Connells

First Floor Flat Cardigan Road
Bournemouth

First Floor Flat Cardigan Road Bournemouth BH9 1BD

for sale
£180,000



Property Description

A beautifully presented one bedroom first floor flat offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The property has recently undergone a cosmetic refurbishment, benefiting from a fresh, neutral redecoration throughout and newly fitted carpets, allowing any purchaser to move straight in with ease.

The accommodation is well-proportioned and bright, creating a comfortable living environment complemented by a practical layout. A particular highlight is the private south-facing rear garden, providing a wonderful outdoor space to enjoy sunshine throughout the day — a rare feature for this type of property.

Ideally located in the heart of Winton, the flat is just a short walk from a wide range of shops, cafes, and local amenities, along with excellent transport links into Bournemouth town centre and surrounding areas.

Entrance Hall

Electric Mains, Parquet flooring.

Lounge

Front aspect double glazed bay window,

radiator.

Kitchen

Front aspect double glazed window, white wall and base units, tiled over counter, laminate flooring, gas hob electric oven, space and plumbing for washing machine. Wall mounted combination boiler in the cupboard.

Landing

Storage cupboard, radiator, laminate flooring, rear aspect and side aspect double glazed windows, access to the loft via loft hatch

Bedroom

rear aspect double glazing, radiator on entrance wall.

Cloakroom

WC, wash hand basin, half tiled walls, tiled flooring, rear aspect double glazing.

Bathroom

side aspect double glazing, wash hand basin, tiled flooring, ladder rail, electric shower over bath

Loft Space

Insulated and Boarded.

Rear Garden

Decking area, south westerly aspect, brick tiled flooring, brick boundary wall.









Total floor area 59.8 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307789

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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