



Flat 1 393 Holdenhurst Road, Bournemouth, Dorset, BH8 9AW

Asking Price £179,950

- UPVC Double Glazing
- Fitted Kitchen
- Allocated Off Road Parking
- EPC C
- Gas Central Heating
- Modern Bathroom
- VACANT

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A TWO BEDROOM GROUND FLOOR PURPOSE BUILT LEASEHOLD FLAT SITUATED ALONG HOLDENHURST ROAD WITH SHOPS AND AMENITIES WHERE REGULAR BUS SERVICES CAN BE LOCATED.



Council Tax Band: B



COMMUNAL ENTRANCE

Flat 1 can be located on the ground floor.

ENTRANCE HALLWAY

Entry phone system, smoke alarm. Door to

LOUNGE

5.64m into bay x 3.48m (18'6 into bay x 11'5)
UPVC double glazed window to front aspect, radiator, power points, tv point.

KITCHEN

3.94m x 1.96m (12'11 x 6'5)
Comprising of a range of cupboards and drawers with work tops over, range of wall mounted units, single stainless steel sink unit with mixer tap, partly tiled splashback walls, power points, fitted electric hob with oven and extractor hood over, space and plumbing for washing machine, integrated fridge, integrated freezer, cupboard housing gas boiler.

BEDROOM ONE

4.19m into bay x 3.71m (13'9 into bay x 12'2)
UPVC double glazed window to front & side aspect, radiator, power points.

BEDROOM TWO

3.20m x 2.16m (10'6 x 7'1)
UPVC double glazed window to side aspect, radiator, power points.

BATHROOM

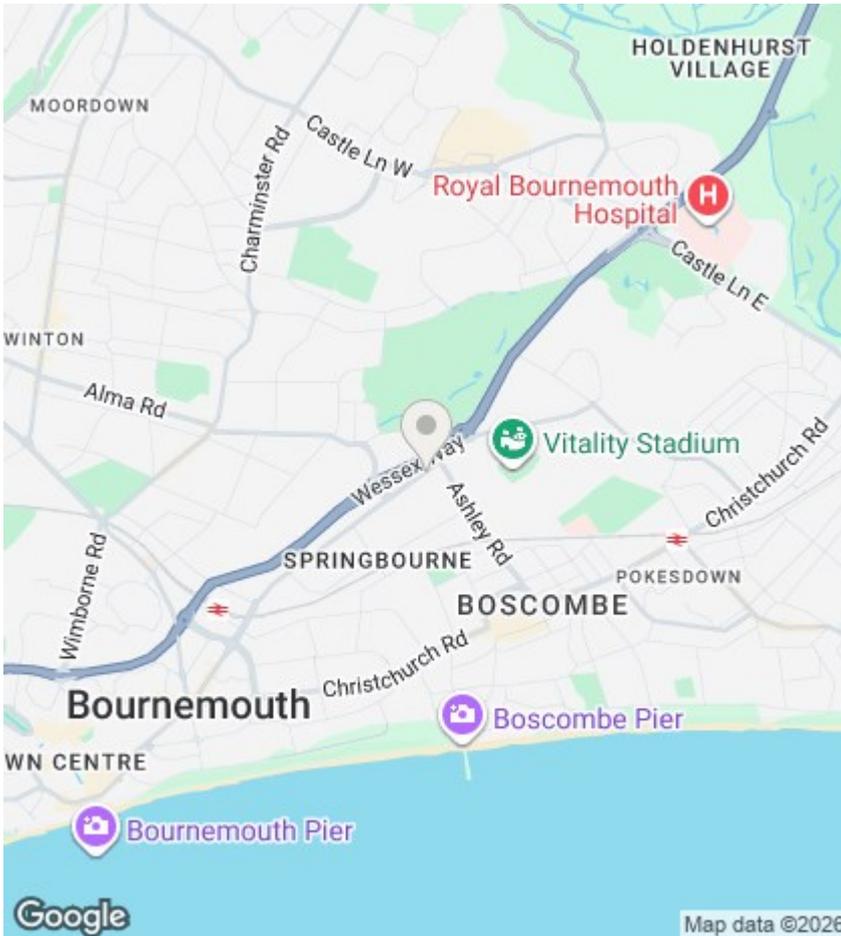
Comprising of a panelled bath with shower screen, pedestal wash hand basin, close coupled w.c., fitted splashback walls, tiled flooring, extractor fan.

OUTSIDE

Allocated Off Road Parking for one car.

Abbey Estates Disclaimer

These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, measurements, photographs and floor plans are for illustrative purposes and may be approximate. Abbey Estates has not tested any services, appliances or systems. In accordance with the Consumer Protection from Unfair Trading Regulations 2008, material information is provided in good faith; however, buyers must satisfy themselves as to the accuracy of all details and seek independent professional advice before proceeding.



Directions

Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:

C

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