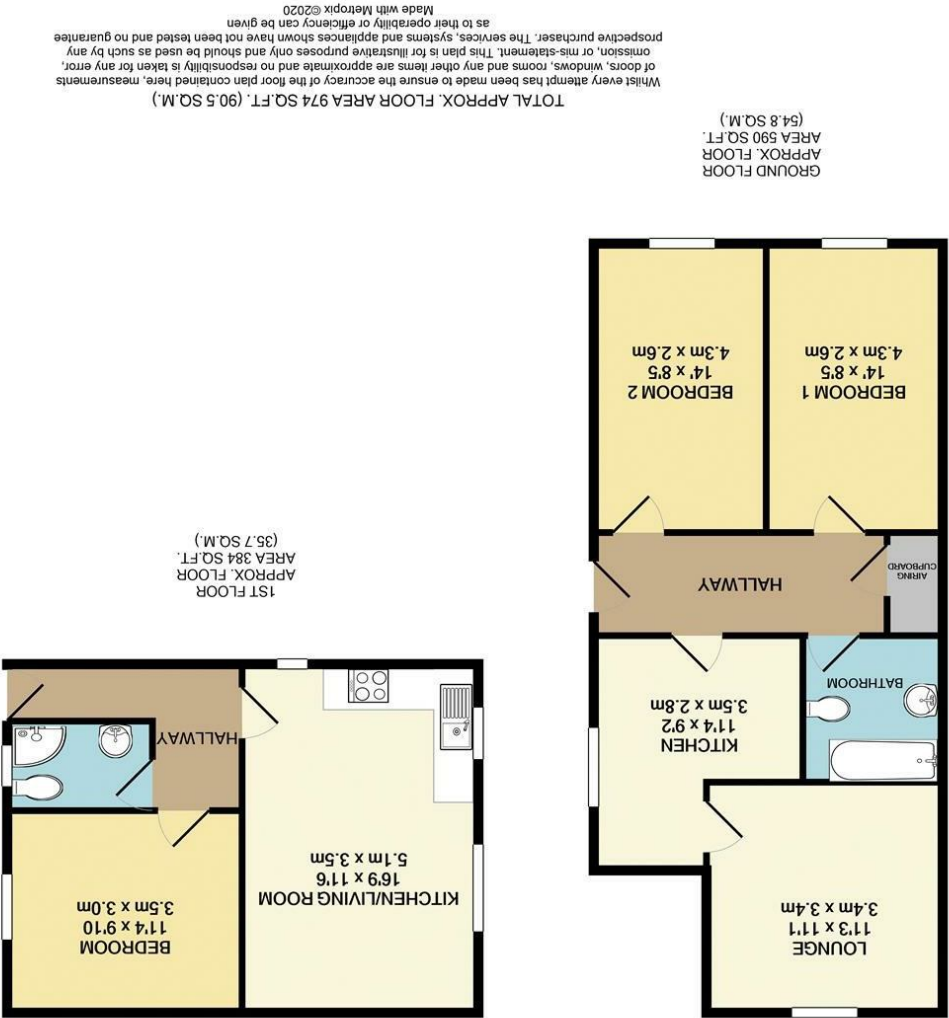


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



119 Ashley Road
Bournemouth, BH1 4NG, £270,000

MAIN FEATURES

- Currently Arranged As Two Self Contained Flats
- Double Glazed
- First Floor Flat with Gas Central Heating
- Freehold Property
- Ground Floor Needs Complete Refurbishment
- Newly Refurbished & Decorated
- One Bedroom First Floor Flat, 2 Bedroom Ground Floor Flat
- Popular Location
- Three Bedroom Semi Detached House
- Vacant - No Chain

Summary

**** NEWLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE CURRENTLY CONFIGURED AS TWO APARTMENTS **** A SUPERB INVESTMENT OPPORTUNITY ** Configuration; One bedroom first floor flat and a two bedroom ground floor flat which are in the process of being fully refurbished throughout.

Full Description

A great investment opportunity to purchase a semi-detached freehold house that is split into two self contained converted apartments. Both with own entrances, the ground floor flat has two double bedrooms, lounge, separate kitchen and family bathroom and is being refurbished throughout including a new kitchen, bathroom and decorated. The first floor is bright and airy with open plan kitchen/living room, double bedroom, good size second bedroom, kitchen, and shower roomwith WC.Situated in a popular location just a few hundred yards from Kings Park and easy access totown.



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Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport [6 miles] offers a varied schedule of flights to a number of European destinations.

Tenure

- Freehold
- EPC GFF Band: TBC
- EPC FFF Band: C

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Looking to sell? Call Lovett Estate Agents to arrange your complimentary valuation.



£270,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

