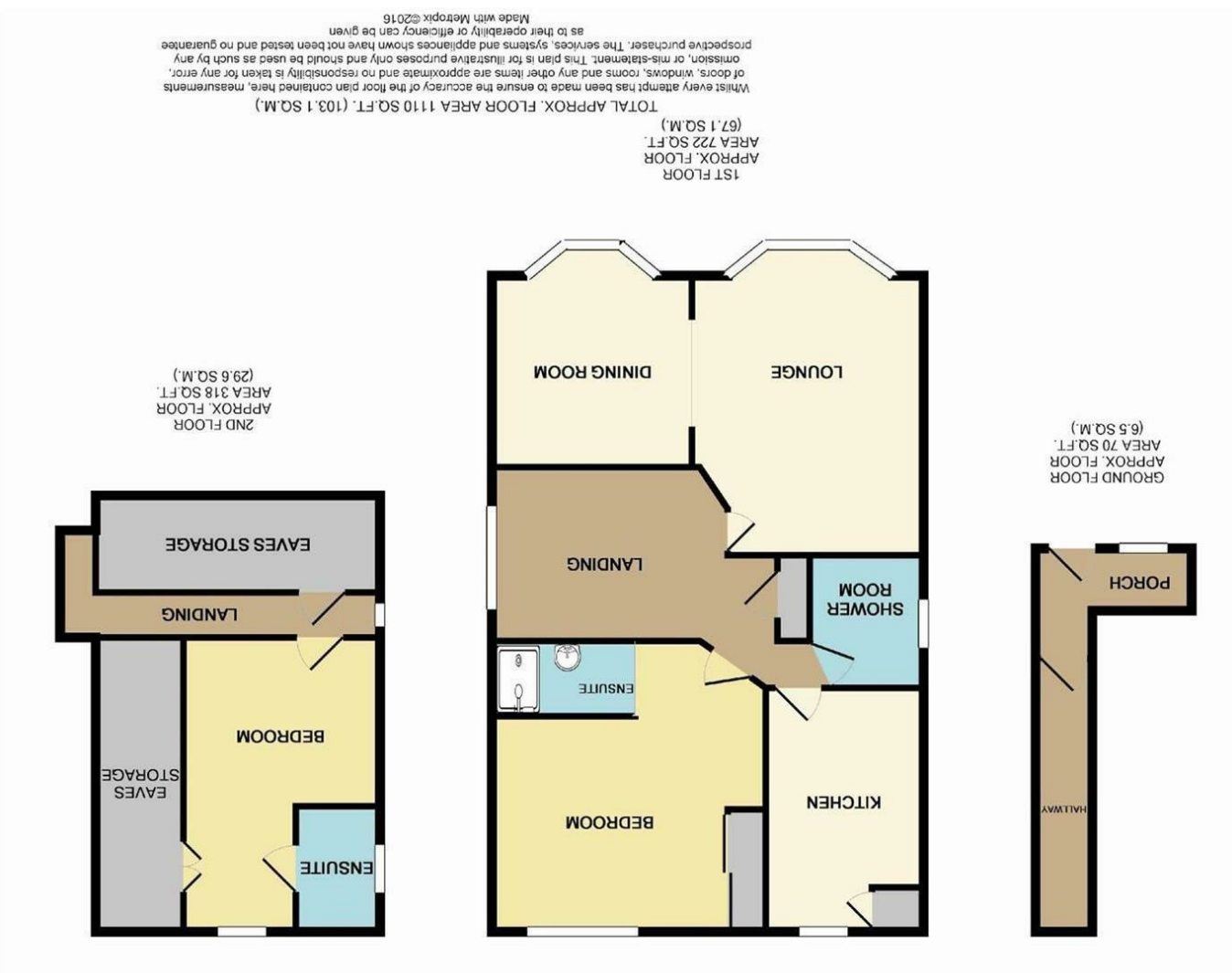


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

**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.



**FLOOR PLAN**



**165a Southcote Road**  
Bournemouth, BH1 3SP, Offers Over £185,000



## MAIN FEATURES

- As & When Maintenance
- CENTRAL HEATING
- Driveway To Park Two Vehicles
- En-Suite Shower To The Master Bedroom
- En-Suite Wash Facilities
- Entrance Porch
- Gas Centra Heating & Double Glazing
- Gas Central Heating and Double Glazing
- Ground Rent £100 Per Annum
- Over 100 Years Remaining On The Lease

## Full Description

**\*\* Two Bedroom Maisonette With Driveway Parking \*\*** A well presented two bedroom marionette comprising entrance porch, lounge and dining area with feature bay windows, kitchen, shower room, master bedroom with en-suite double shower cubical and wash hand basin, bedroom two with en-suite WC and wash hand basin, double glazing, central heating, eves storage suitable for converting, potential to add a rear balcony subject to planning and Freeholder consent.



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## Offers Over £185,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(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	

