



£310,000

1008 Wimborne Road, Bournemouth, BH9 2DE



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Full Description

A 2/3 bedroom new build house with courtyard and allocated parking. Completed to a high specification with quality fixtures and fittings.

This house is attached to a large character building that has recently been renovated and converted into apartments. Access to this property is via its own courtyard area to the rear or a private side access.

Accommodation comprises of a modern open plan kitchen/living area, two further ground floor rooms and contemporary shower room, the first floor comprises of a large master bedroom and bathroom.

Sliding patio doors from both the kitchen area and lounge/bedroom lead to a private courtyard. The kitchen units are modern on-trend shaker style with a good range of base and eye level cupboards. Appliances are integrated and there is a useful breakfast bar area.

Situated in a convenient location in Moordown within easy reach of Castlepoint Shopping Centre and Redhill Park. There are a range of shops and restaurants nearby as well as excellent public transport links to Bournemouth Town Centre and surrounding area. Easy access to the The River Stour with its picturesque walks and Kingfisher Barn Visitor Centre.

Tenure: Freehold

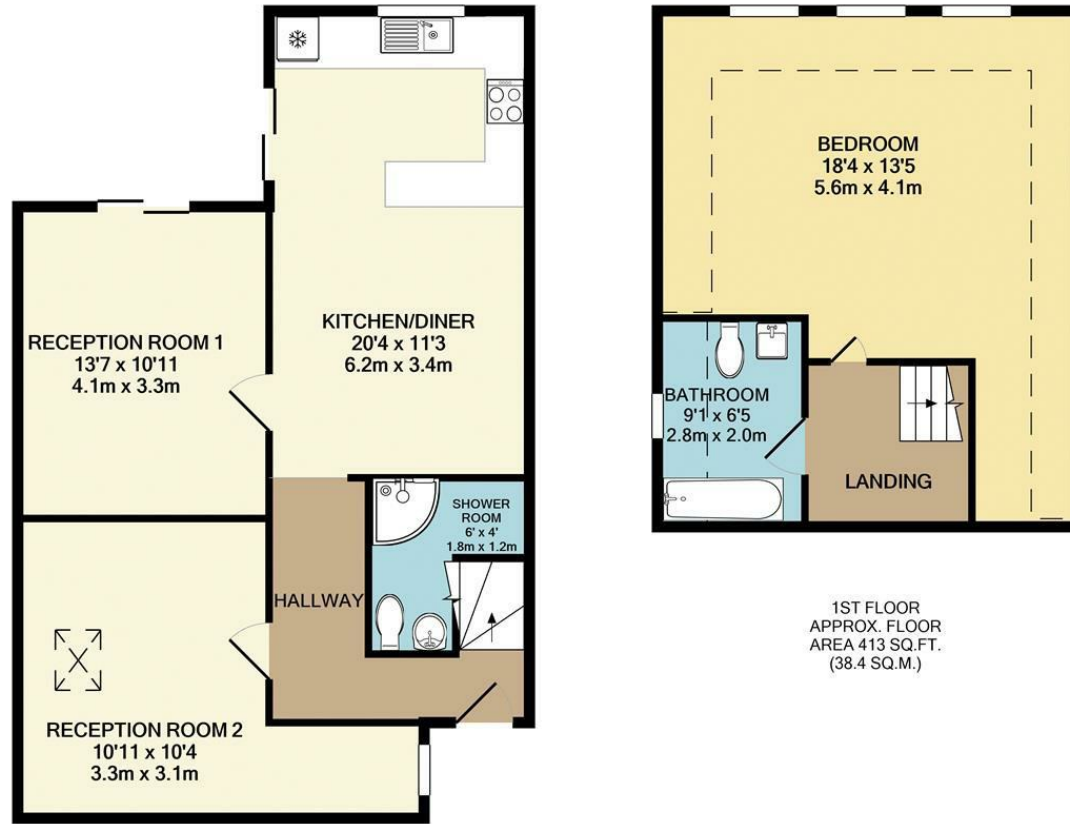
N.B. This property is currently vacant but has a rental potential income of £1000-£1250.

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.



FEATURES & SPECIFICATIONS

- Convenient location close to amenities
- Courtyard Area
- Gas central heating & double glazing
- Modern fully tiled bathroom and shower room
- New Home Guarantee
- Quality fitted kitchen with full range of integrated appliances
- Quality floor tiling
- Quartz stone work surface and breakfast bar area



GROUND FLOOR
APPROX. FLOOR AREA
672 SQ.FT.
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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