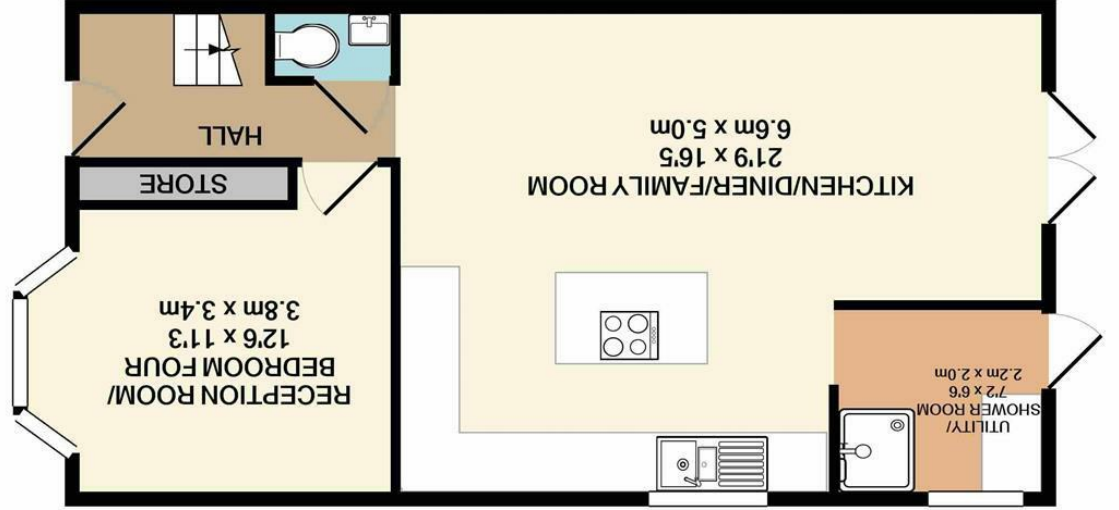
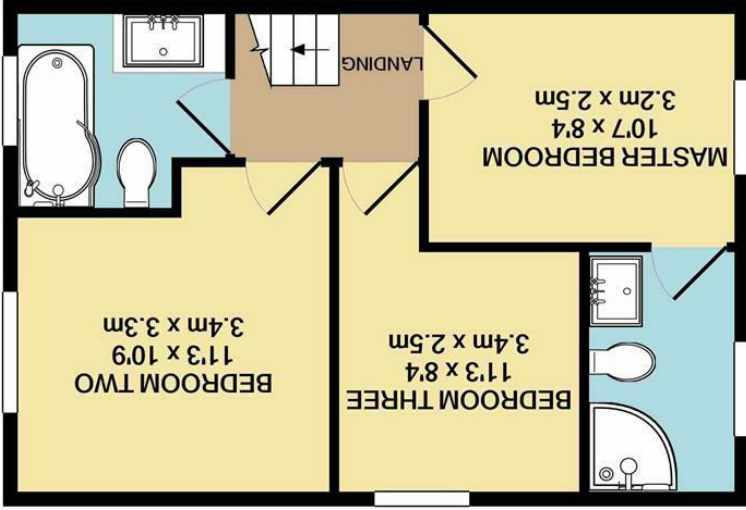


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been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

1ST FLOOR  
APPROX. FLOOR AREA 400 SQ.FT. (37.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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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GROUND FLOOR  
APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)



**FLOOR PLAN**



## MAIN FEATURES

- Double Glazed
- En-Suite to Main Bedroom
- Gas Central Heating
- Ground Floor Cloakroom
- Newly Refurbished
- No Chain - Vacant
- Popular & Convenient Location
- Stunning Open-Plan Kitchen/Diner/Reception Room
- Three Double Bedroom Semi-Detached House

### 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 unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

### Full Description

The property has a welcoming entrance hall that is light and airy with a useful under-stairs W/C. The property boasts a large open-plan lounge/diner/kitchen that is newly fitted and offers a fantastic space for relaxing and entertaining. The space is further enhanced by double doors that provide direct garden access as well as a useful utility/shower room beyond. The property further benefits from an additional separate reception room or fourth bedroom on the ground floor. Upstairs the property boasts three double bedrooms, all of which offer ample space for bedroom furniture and storage. The main bedroom benefits from the modern en-suite shower room, with the two other bedrooms being serviced by a family bathroom. The rear garden is mainly laid to lawn and fully enclosed by wooden fencing and there are two off street parking spaces. Ideal as a residential home or rental investment this property simple must be viewed to appreciate all it has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.



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### Tenure

Freehold

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.

Estimated Rental Return: £1,250 per calendar month.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.



**Asking Price £325,000**

Energy Efficiency Rating		Current	Potential
Vary 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			
		59	81
England & Wales		EU Directive 2002/91/EC	

