



37b Belvedere Road, Ground Floor, Bournemouth,
Dorset

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Asking Price: £230,000

Corbin & Co are pleased to offer for sale this fantastic, large two bedroom ground floor flat garden apartment which is situated in a popular road in Charminster, close to the local high street with its bars, cafes, restaurants, hairdressers and transport links into Bournemouth Town Centre. You enter the home from the front entrance with communal hall leading to the front door of Flat B. Entering the flat, a large I-shaped hallway leads to all principle rooms, with lounge at the centre with double doors leading out to the large private rear garden. The kitchen is situated opposite the lounge with a number of wall and base units, contrasting work surface and space for appliances. There are two bedrooms both with double doors giving access to the rear garden. The bathroom is located close to the front door, with panelled bath, pedestal hand wash basin and low level WC. This flat comes with a fantastic, private westerly facing rear garden which is mostly laid to patio with timber fences surrounding, and plenty of potential to extend (s.t.p.p) To arrange your viewing, please call us on 01202 519761.

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Entrance

Via a communal hallway to the front aspect and door leading into flat B

Entrance Hall

Large I-shaped hallway leading into all principle rooms.

Lounge

Lounge open plan with the hallway, creating a nice open space with double doors leading out to the rear garden.

Kitchen

Matching base and eye level wall units with contrasting work surfaces and tiled splashbacks. Space for fridge/freezer, washing machine and dishwasher. inset single bowl stainless steel sink unit. Integrated electric hob with oven below.

Bedroom One

Large double bedroom with double doors leading out to the rear garden.

Bedroom Two

Double doors leading out to the rear garden.

Bathroom

Low level WC, pedestal hand wash basin and panelled bathtub with electric shower unit over.

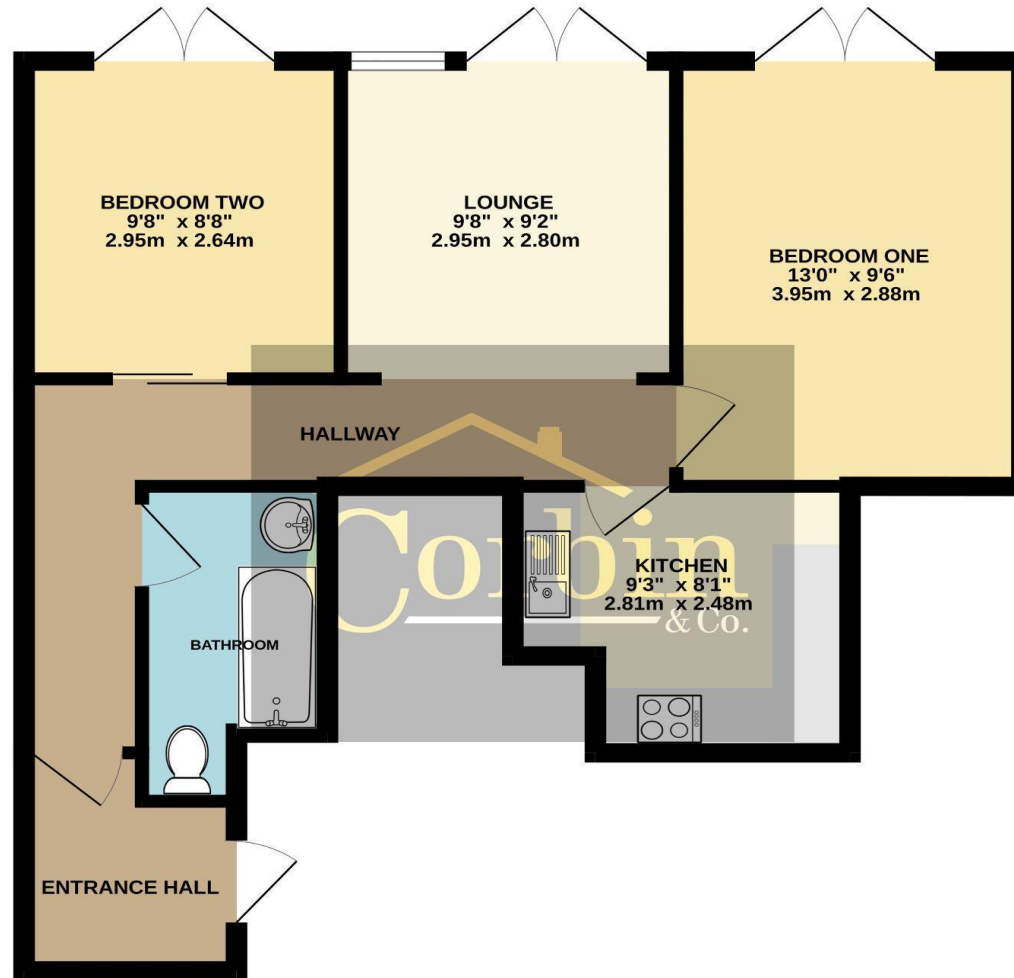
Garden

Large private rear garden which is mostly laid to patio with timber fences surrounding.

Agent Notes

All measurements quoted are approximate and for guidance only. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. A buyers Solicitors should verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale. Photographs are for general information only and it cannot be inferred that any item shown is included. The services, fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order

GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



