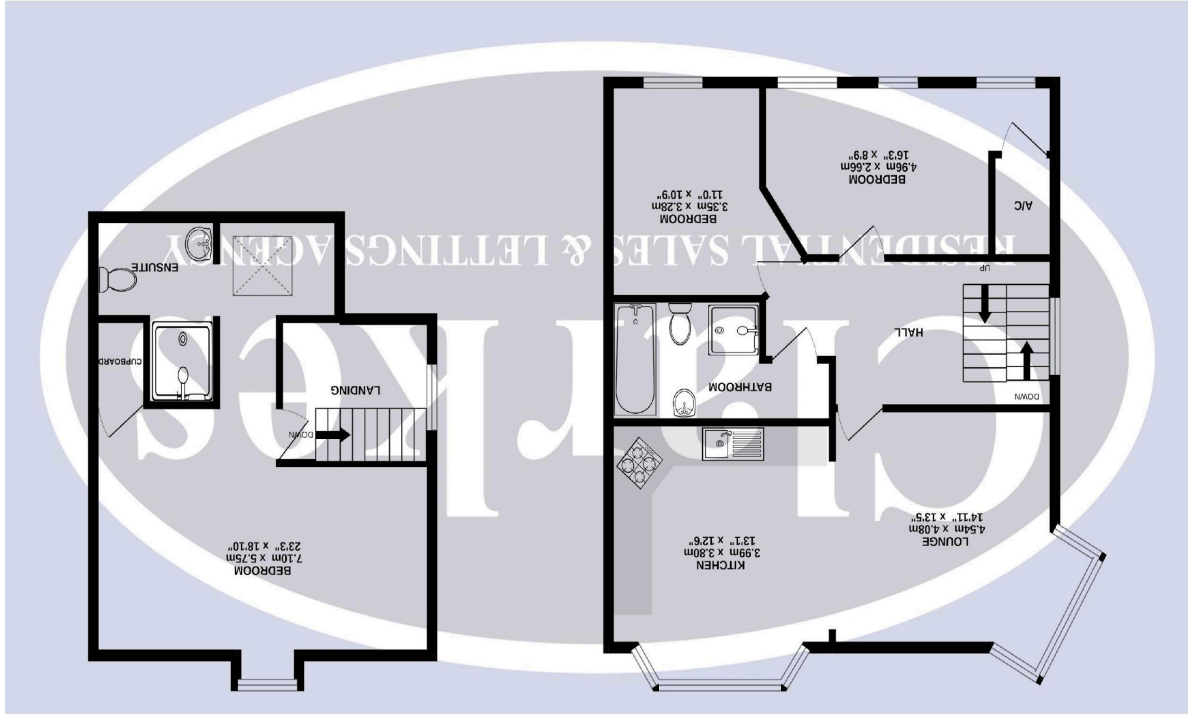


While every attempt has been made to ensure the accuracy of the description contained here, measurements of house, garden, contents and any other items are approximate and no responsibility is taken for any error. The purchaser is advised to verify the accuracy of the measurements and to make their own enquiries. The agency is not responsible for any error or omission. The agency is not responsible for any error or omission. The agency is not responsible for any error or omission.

Energy Efficiency Rating		England, Scotland & Wales	
EU Directive 2002/91/EC			
Very energy efficient - lower running costs	A (92-100)		Not energy efficient - higher running costs
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Current	59		
Potential	72		



1ST FLOOR 67.3 sq.m. (724 sq.ft.) approx.

TOTAL FLOOR AREA 103.5 sq.m. (1115 sq.ft.) approx.



# 63a Heron Court Road, Winton, Bournemouth



## INVESTORS ONLY

This lovely property is tenanted achieving £1370pcm.

Clarkes are proud to offer this three double bedroom, character maisonette with off road parking in the popular location of Charminster. Close to local bars, restaurants and amenities, opposite Winton recreation ground and a short walk to St Lukes Primary School. Also benefiting from public transport links to Bournemouth and surrounding areas.

### Entrance/hall:

A private entrance leads you upstairs into the property, where there is a large, side aspect, stained glass window, carpeted floors and painted walls and ceiling.

### Lounge/Kitchen:

A large, open plan, spacious, character living area with high ceilings and coving, painted walls, pendant and spot lights. Offering two front aspect box bay, double glazed windows looking over Winton Recreation Ground and bringing plenty of natural light into the room. Further offering, power and TV points and a radiator.

### Bathroom:

Painted and half tiled walls and comprising a white WC, vanity basin and unit, bath and shower enclosure with mixer shower, a heated towel rail, spot lights and a shaving point.

On the first floor are two Double Bedrooms with Rear aspect windows.

The Master Bedroom is situated on the second floor with an ensuite shower.

### Outside Rear:

A private fenced courtyard garden at the side of the property is laid to shingle and benefits a garden shed. There is off road parking for one car at the back of the property.

### Agent Notes:

Council Tax: Band C

Tenure: Share of Freehold

Underlying lease of 108 Years

Maintenance: Split as and when with Ground Floor Flat

Current Tenancy fixed until 18/12/2024

## Guide Price £280,000



## Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.