

# STEWART ROAD BOURNEMOUTH



£195,000  
FREEHOLD

**paulwatts**



# STEWART ROAD



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		38	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

- NO FORWARD CHAIN
- Maisonette in convenient location just off CHARMINSTER ROAD
- On 1st and 2nd floor with ROOF TERRACE off kitchen
- Double glazed windows, electric heating
- In converted building of 2 flats
- FF bedroom and longstanding

NO FORWARD CHAIN. Maisonette in convenient location, just off Charminster Road. On first and second floor with ROOF TERRACE off kitchen. Electric heating. OFFERS SCOPE TO UPDATE. Freehold of building. ALLOCATED PARKING SPACE.

## STEWART ROAD

NO FORWARD CHAIN with this maisonette in a VERY CONVENIENT LOCATION just off Charminster Road

Now OFFERS SCOPE TO UPDATE to create a home to buyers own taste and requirements

Occupying the top part of a converted house, the maisonette retains some original character features

Main accommodation is on the first floor, plus a longstanding conversion of the attic space into a studio/bedroom 2 with Velux window

The lounge is at the front of the property, with a bay window and ornamental fireplace

The kitchen is a sunny room with a basic range of units and UPVC double doors out to SUN TERRACE

Bedroom 2 is currently used as a study, and there is adjacent bathroom, with space-saving compact bath

Heating is electric (pre-payment meter and Economy 7) as there is no gas in the maisonette (but gas is connected to the ground floor flat. A solar panel heats the water when sunny

An ALLOCATED PARKING SPACE is at the front of the building

There are bus routes along Charminster Road and at Cemetery Junction a short walk away. A wide range of cafes and bars in can be found in nearby Charminster Road, with a greater choice in the town centre

The owner has the freehold of the building, subject to long lease of the ground floor flat, and separate lease for the maisonette of 99 years from September 1975 (which can be extended as part of the sale process)

Council Tax Band A

VACANT POSSESSION AND NO FORWARD CHAIN

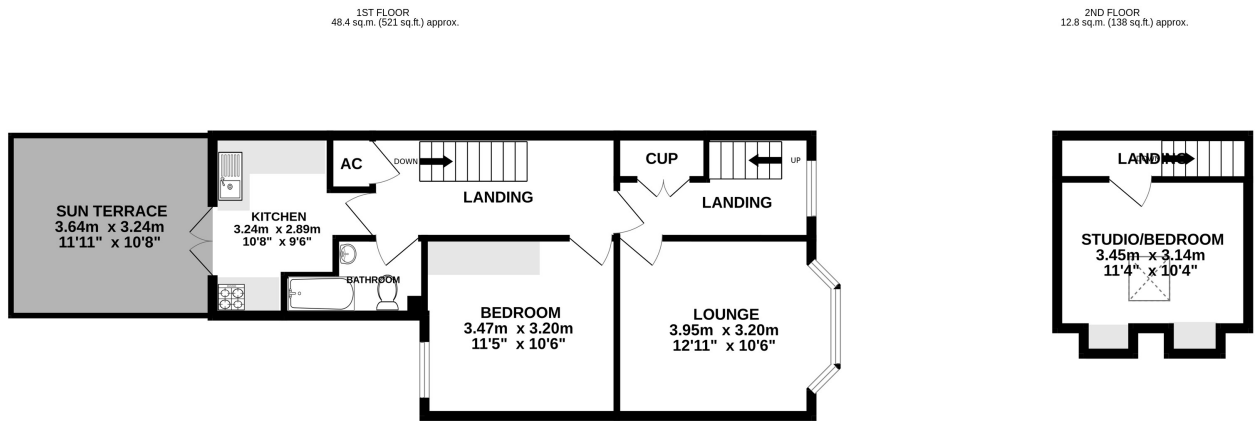
£195,000

FREEHOLD

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TOTAL FLOOR AREA : 61.2 sq.m. (659 sq.ft.) 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.  
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