



Ground Floor Flat Charminster Road, Bournemouth, Dorset

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Guide Price £200,000



Corbin & Co are delighted to offer for sale this beautiful ground floor garden flat which offers bright and airy accommodation throughout, located in a popular residential location in BH8 close to local shops, buses, amenities and just a short car journey to Bournemouth & Poole Town Centres.

If you are looking for a retail experience Castle Point Shopping Centre is also within easy reach. The sizable lounge/diner is a stunning, sophisticated space which has a large feature bay window and built in storage. There is ample space for a range of living and dining furniture.

An internal hallway then leads you through to the rest of the accommodation. The bedroom is a generous sized double room with ample space for wardrobes, a large window floods the room with natural light and looks out over the private rear garden. A luxurious shower room which has recently been refitted with a large walk in shower cubicle.

At the heart of this home is a stunning kitchen which enjoys a view out over the private rear garden. There are a range of matching wall and base units with complimenting work surfaces over. Befitting from integrated stainless steel oven with five ring gas hob and cooker hood over, dishwasher and fridge/freezer. There is space and plumbing for a washing machine. Another nice feature is the back door opening up onto a secluded patio area, perfect for al-fresco dining, entertaining and outdoor cooking.

The garden is mainly laid to lawn with shaped flowerbed borders, well-stocked with a variety of flowers, shrubs and trees which provides seclusion. Towards the rear of the garden is a timber storage shed and a smaller patio area. There is also access to the front of the property via a side passageway.

The property is located in the sought after BH8, Charminster location, within close vicinity of Castle Lane West and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from Castle Point Shopping Center and the Wessex Way in and out of Bournemouth, perfect for commuters.

You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.

To book an appointment to view please call us on 01202 519761.





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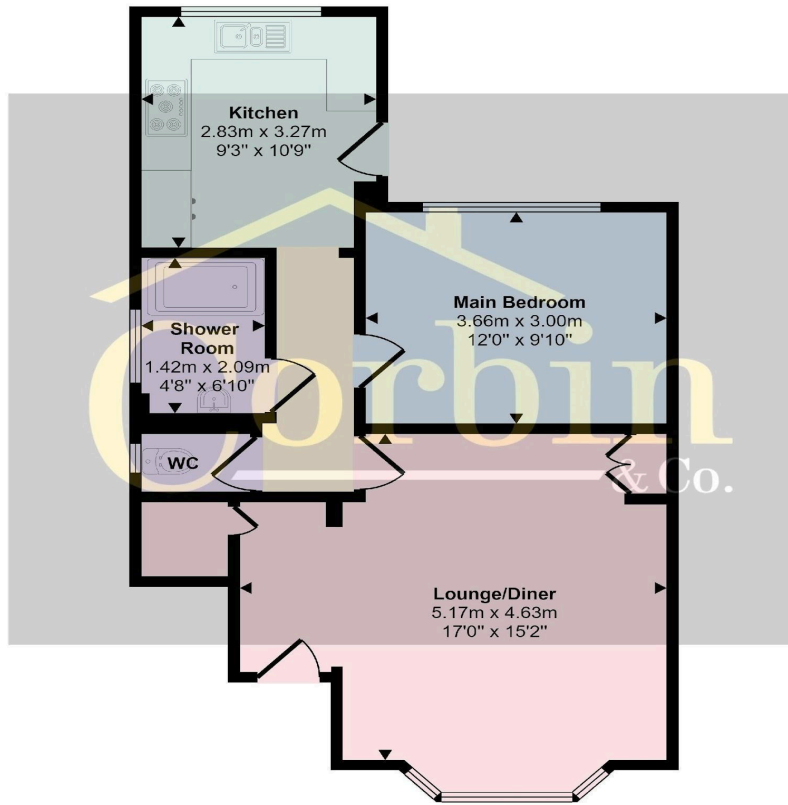


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Approx Gross Internal Area
54 sq m / 577 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

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