

PORTLAND ROAD BOURNEMOUTH



Guide Price of £299,950
FREEHOLD

paulwatts

PORTLAND ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- IDEAL PROJECT
- 3 bedroom semi NEEDING REFURBISHMENT
- Offers lots of scope to make changes and improvements
- Sunny side of the street with SOUTH FACING GARDEN
- 2 reception rooms and large kitchen
- 2 double bedrooms, large single

IDEAL PROJECT! 3 bed semi-detached house NOW REQUIRING REFURBISHMENT. Lots of scope to update and improve. SOUTH FACING REAR GARDEN. Very convenient location.

No forward chain.

OPEN VIEWING SAT 15TH JUNE. Email info@pauwatts.co.uk to book time.

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IDEAL PROJECT!

Situated in a quieter part of Portland Road is this 3 bedroom semi-detached house NOW REQUIRING SOME REFURBISHMENT, with lots of scope to update and improve

On the sunny side of the street, with a charming SOUTH FACING GARDEN (a little overgrown)

The house retains some original features, such as ornamental fire surrounds, and the good size rooms of a period property

There are 2 separate reception rooms and a large kitchen with basic units

On the first floor are 2 double bedrooms and a large single bedroom, together with bathroom

Gas central heating is provided by a Glow-worm combi boiler and windows and external doors are UPVC double glazed

A side pathway leads via a gate to the rear garden, which is planted with an abundance of flowers and shrubs and a vegetable plot

This is a very convenient location, between Winton and Charminster, perfect for families with excellent local schools, including St Lukes Church of England Primary, and parks

There is a good range of shops, cafes and restaurants a short walk away on Wimborne Road, together with frequent bus services

Council Tax band: C

The house has been rented out for many years and is now OFFERED WITH NO FORWARD CHAIN

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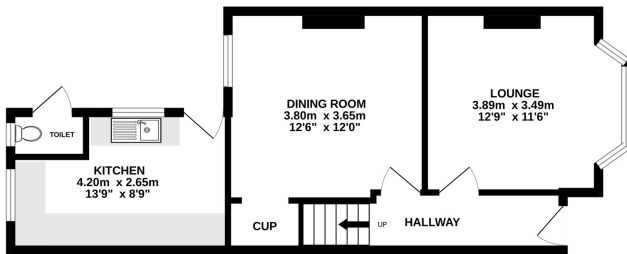
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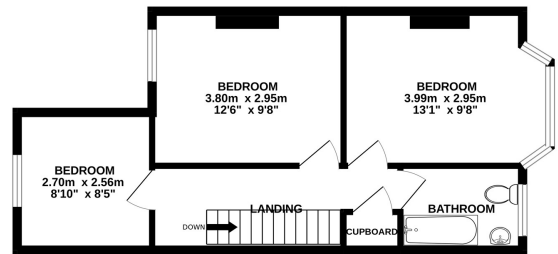
The logo for Paul Watts, featuring the name 'paulwatts' in a lowercase, sans-serif font. 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

PORTLAND ROAD

GROUND FLOOR
43.9 sq.m. (472 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 84.2 sq.m. (906 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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