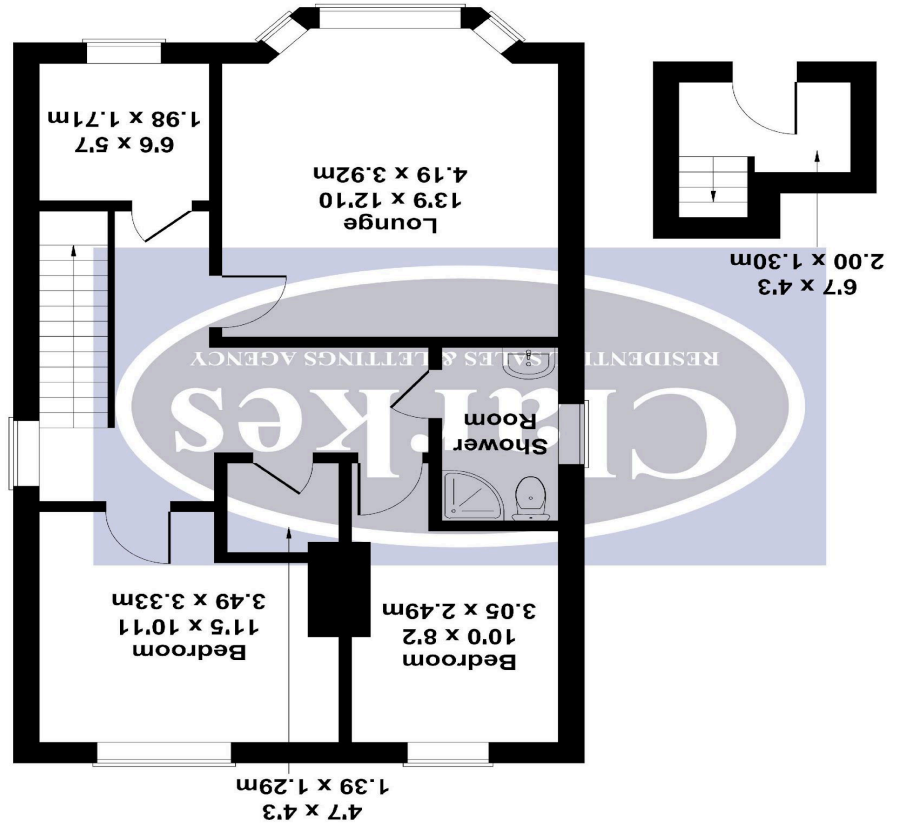


Not to Scale. Produced by The Plan Portal 2024
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GROUND FLOOR FIRST FLOOR



Approximate Gross Internal Area
689 sq ft - 64 sq m
Ensbury Park Road



Energy Efficiency Rating	
Current	Potential
64	74
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Ensbury Park Road, Bournemouth, Dorset



This spacious flat would make a superb first-time home. Situated on the first floor of a Victorian property on Ensbury Park Road. Offering spacious rooms, high ceilings and character features in a convenient, well-connected location.

INTERIOR:

Accessed via a private entrance with a porch and a small entrance hall on the ground floor, currently fitted with useful storage units for coats and shoes.

The landing is flooded with natural light from the West-Facing landing window.

A spacious lounge is located to the front aspect, with lovely period features such as a large bay window and a beautiful fireplace.

A small bedroom to the front aspect would make an ideal home office or nursery space.

The main bedroom is to the rear South-Facing aspect, a bright double bedroom with high ceilings, coving and neutral decor.

There is a useful storage room between the master bedroom and kitchen, this could be a fantastic internal storage room or pantry.

A contemporary 1/2 tiled shower room fitted with a corner shower, WC, Large sink unit and a heated towel rail.

The kitchen is fitted with ample base and wall units, integrated oven and grill, gas hob and extractor fan. Spaces for washing machine and freestanding fridge/freezer with a small breakfast bar.

OUTSIDE SPACE:

To the rear of the property is a separate garage and turning space making parking a breeze.

AGENT NOTES:

No Forward Chain

White Goods could be negotiated as part of the sale

Lease 121 years remaining

Ground Rent: £60 per annum

Maintenance split 50/50 as and when

Council Tax Band A



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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Offers Over £180,000

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