



Flat 1 393 Holdenhurst Road, Bournemouth, Dorset, BH8 9AW

Asking Price £184,950

- UPVC Double Glazing
- Fitted Kitchen
- Allocated Off Road Parking
- Gas Central Heating
- Modern Bathroom

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A TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT SITUATED ALONG HOLDENHURST ROAD WITH SHOPS AND AMENITIES WHERE REGULAR BUS SERVICES CAN BE LOCATED.



Council Tax Band: B



COMMUNAL ENTRANCE

Flat 1 can be located on the ground floor.

ENTRANCE HALLWAY

Entry phone system, smoke alarm. Door to

LOUNGE

5.64m into bay x 3.48m (18'6 into bay x 11'5)
UPVC double glazed window to front aspect, radiator,
power points, tv point.

KITCHEN

3.94m x 1.96m (12'11 x 6'5)
Comprising of a range of cupboards and drawers
with work tops over, range of wall mounted units,
single stainless steel sink unit with mixer tap, partly
tiled splashback walls, power points, fitted electric
hob with oven and extractor hood over, space and
plumbing for washing machine, integrated fridge,
integrated freezer, cupboard housing gas boiler.

BEDROOM ONE

4.19m into bay x 3.71m (13'9 into bay x 12'2)
UPVC double glazed window to front & side aspect,
radiator, power points.

BEDROOM TWO

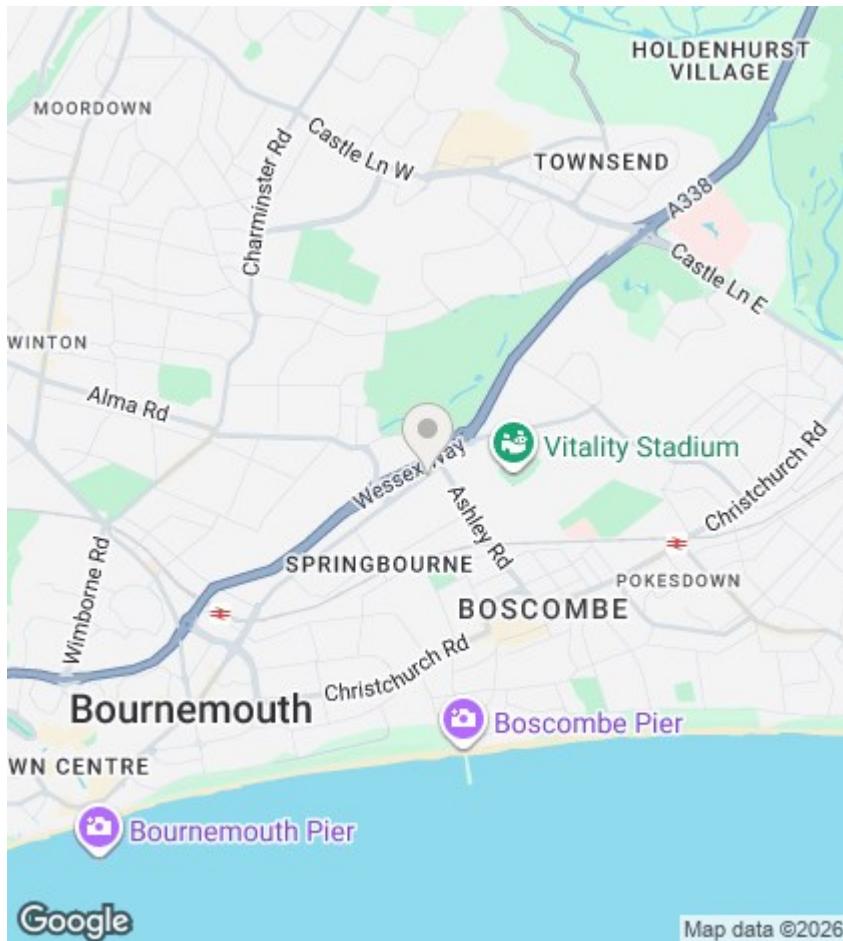
3.20m x 2.16m (10'6 x 7'1)
UPVC double glazed window to side aspect, radiator,
power points.

BATHROOM

Comprising of a panelled bath with shower screen,
pedestal wash hand basin, close coupled w.c., fitted
splashback walls, tiled flooring, extractor fan.

OUTSIDE

Allocated Off Road Parking for one car.



Directions

Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:

C

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