



Springbourne

STUNNING TWO DOUBLE BEDROOM GROUND FLOOR
APARTMENT WITH GARDEN AND OFF ROAD PARKING
EPC Rating: Band D

£225,000

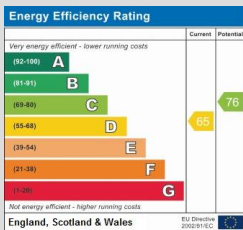




**31 Boscombe Grove Road,
Springbourne, Bournemouth.
BH1 4PD**

**DELIGHTFUL GROUND FLOOR
APARTMENT WITHIN EASY REACH OF
AMENITIES**

- Sitting Room
- Modern Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom • Off Road Parking
- Low Maintenance Rear Garden (Ref: 942182)



This spacious ground floor apartment is situated in a character conversion in a sought after area just a short drive from Bournemouth Town Centre.

The house has been split into two apartments and sits behind a large driveway which offers off road parking and a private entrance.

Upon entering the apartment you are welcomed into a spacious hallway with doors leading to all principle rooms.

The sitting room is an impressive size, offering ample space for a range of furniture and direct access onto the conservatory with doors leading to the private rear garden.

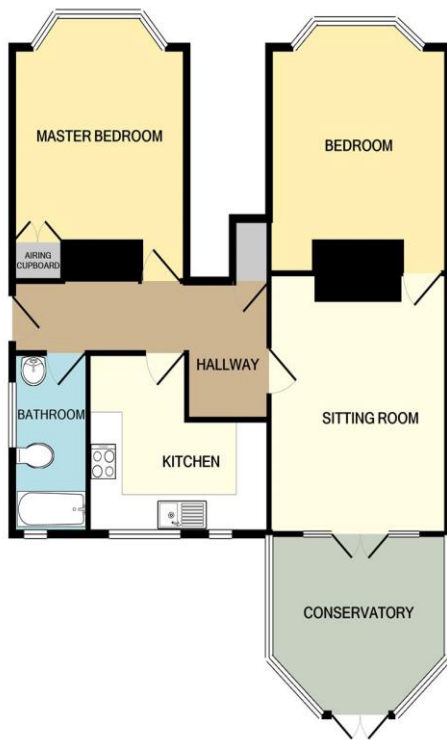
The modern fitted kitchen offers a range of base fitted and wall mounted units as well as space for appliances.

Both bedrooms are doubles and boast feature bay windows to the front of the building.

The family bathroom has been finished to a high standard and comprises bath, wash hand basin and WC.

The private garden is mainly laid with artificial lawn as well as an attractive decked area and garden shed.

This beautiful apartment further benefits from gas central heating, double glazed windows and is offered to the market by motivated sellers.



This Floor Plan is for guidance only and is NOT to SCALE
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Sitting Room
3.91m (12'10) x 3.48m (11'5)

Kitchen
3.59m (11'9) narrowing to 1.81m (5'11) x 3.09m (10'2) narrowing to 1.96m (6'5)

Conservatory
3.03m (9'11) max x 3.34m (10'11) max

Bedroom 1
4.11m (13'6) into bay x 3.45m (11'4)

Bedroom 2
3.81m (12'6) into bay x 3.45m (11'4) max

Brochure prepared by Charlotte Anning

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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