



Estate Agents



Auctioneers

Ground Floor Flat, Inverleigh Road, Southbourne, Bournemouth, BH6 5HA

Guide Price £257,500 – Freehold

Two Bedroom Ground Floor Apartment
Private Entrance & Hallway | Lounge | Two Bedrooms | Modern 14' Kitchen/Diner | Modern Shower Room
Front and Rear Gardens | Garage and Driveway | Freehold Title

A rare opportunity to purchase a well presented two bedroom ground floor garden flat with the benefit of a garage and the Freehold Title. The property is situated in the heart of Southbourne, on a wide corner plot close to renowned local schools and features UPVC double glazing, gas central heating, 14' reception room, two double bedrooms, impressive 14' modern kitchen/breakfast room, modern shower room, front and rear gardens, garage and driveway.

Enter via the private entrance and into the hallway, there is a large understairs cupboard. To the front aspect is the 14' lounge with bay window and electric fireplace; also to the front is the main bedroom with window and built in wardrobe. To the rear is the impressive 14' kitchen/diner fitted with a modern range of wall and base units with full range of built-in appliances and a door leading to the second double bedroom. The modern shower room has been refitted with walk in shower, w/c and basin with stylish tiling. A lobby then leads to the rear garden.

Outside, the right hand side section of the front garden is allocated to the ground floor flat.

Rear Garden: The left hand side section of the rear garden is allocated to the flat, which is laid to lawn and has a gate to the parking area. Single garage with up and over door, plus a driveway which can be used for off road parking.

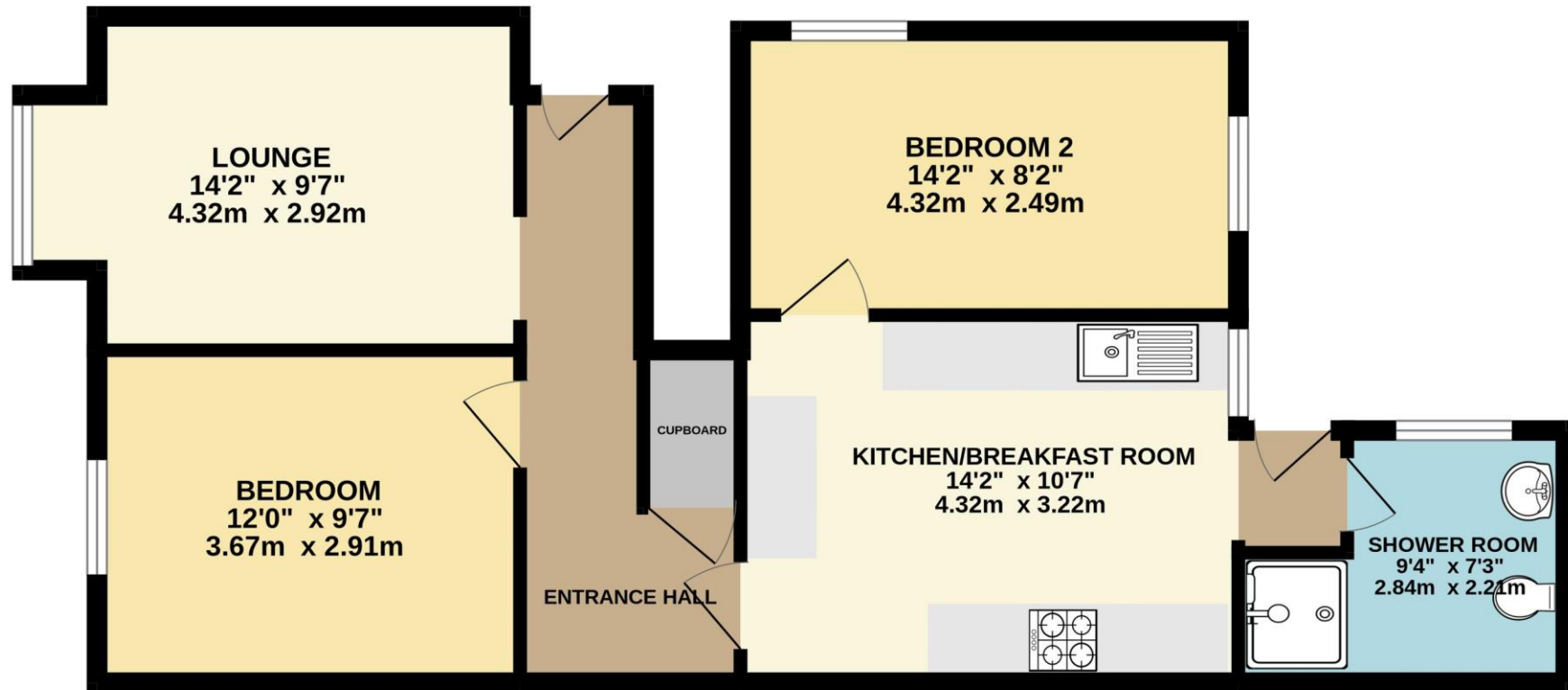
Tenure: Freehold
Council Tax Band: B

EPC Rating: 66 | D





GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) 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.
Made with Metropix ©2023

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

