

3 Bedroom Ground Floor Garden Flat with scope to improve
Tenure: Leasehold approx 136 years remaining Approx 90 sq meters (968 sq ft)

46 Chigwell Road, Strouden Park,
Bournemouth. BH8 9HW

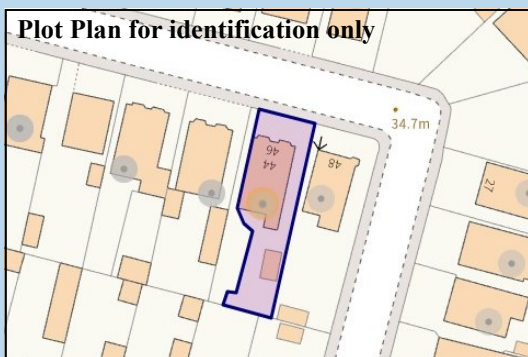
Price £249,950

- Spacious Entrance Hall
- Kitchen
- Lounge
- Separate Dining Room
- 3-Bedrooms
- Modern Shower Room
- Gas Central Heating
- Part PVCu Double-Glazing
- Delightful Garden
- Driveway & Garage
- Scope to Improve
- Viewing Recommended—No Chain!

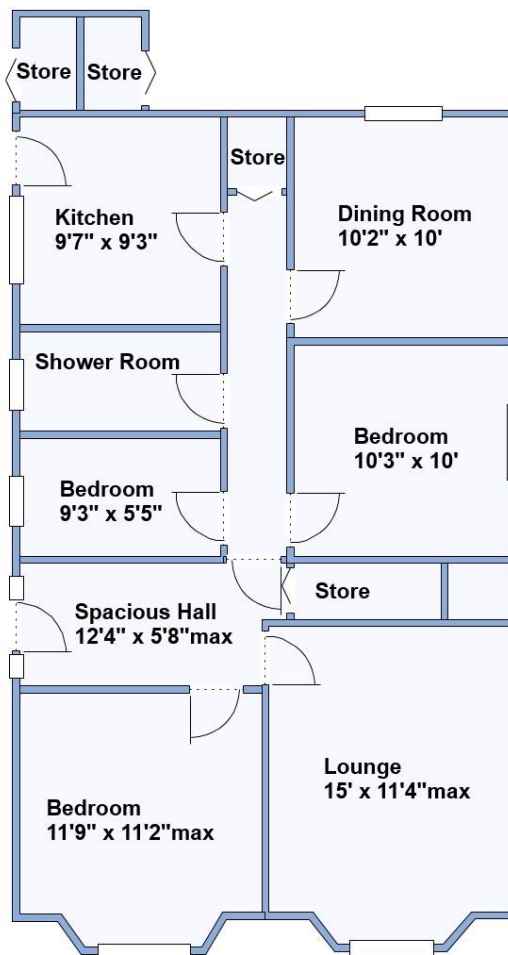
Spacious, ground floor GARDEN FLAT in character property, occupying a mature location accessible to Charminster with shops, café's & services close to hand. Popular schools are nearby together with recreation fields and frequent bus services to surrounding areas. The property has a pleasant internal layout beginning with a spacious entrance hall. A modern shower room has been installed however, overall, the flat offers scope for improvement. Outside, there is a driveway, garage and delightful private garden.

Accommodation and approximate room sizes:

- **Spacious Hall:** Deep cloaks cupboard. Door to Inner Hall with further storage cupboard.
- **Lounge:** Gas fire. Double-glazed bay window.
- **Kitchen:** Fitted base unit with inset stainless steel sink. Plumbing for washing machine. Gas cooker (untested). Space for fridge/freezer. Gas fired combination boiler. Door to garden.
- **Dining Room:** Double-glazed window to rear elevation.
- **Bedroom 1:** Double-glazed bay window to front elevation.
- **Bedroom 2:** Fitted wardrobe. Double-glazed window to side elevation.
- **Bedroom 3:** Window to side driveway.
- **Shower Room:** Modern suite comprising a large shower cubicle with thermostatic shower. Pedestal washbasin & WC. Useful linen cupboard.
- **Gas Central Heating (system untested) & Part Double-Glazing.**
- **Driveway leading to GARAGE**
- **Rear Garden:** The rear garden is mainly laid to lawn with established shrubs & evergreens. In all, the garden enjoys a good degree of privacy with a sunny aspect. 2 Brick garden stores.
- **Leasehold:** 189 years from 1972
- **No Ground Rent**
- **Maintenance:** Shared
- **Council Tax Band:** 'C'
- **Energy Rating:** 'D'



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05125



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

