



83a Bennett Road
Bournemouth, BH8 8RJ



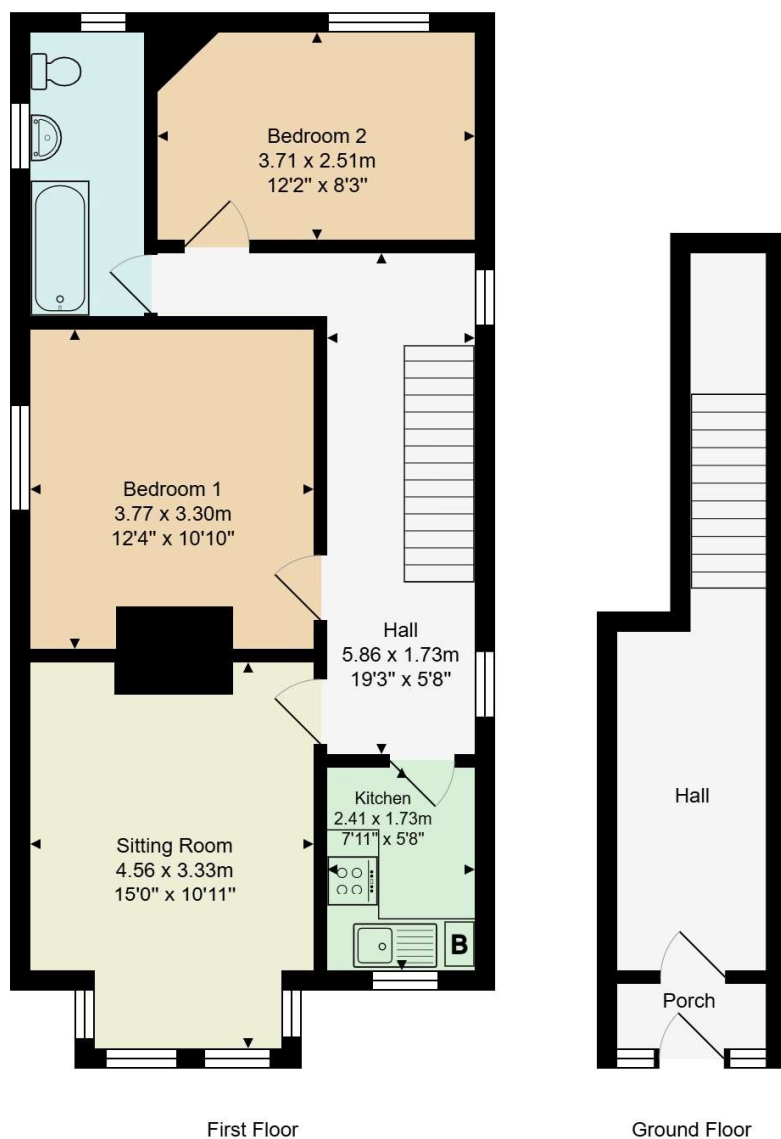
A spacious 2 bedroom first floor, garden flat situated in a popular location close to local amenities

- Private front door and entrance hall
- Sitting/dining room
- Kitchen
- 2 double bedrooms
- Bathroom
- Front and rear gardens
- Double glazed
- Gas central heating
- Share of freehold
- Re-roofed 2025
- Pets allowed

ASKING PRICE:
£215,000 (Leasehold)

EPC RATING:
Band - D





Total Area: 72.5 m² ... 781 ft²

All measurements are approximate and for display purposes only.

PROPERTY DESCRIPTION

Situated in a popular and convenient residential location, this well-maintained first floor garden flat forms part of an attractive converted house comprising just two individual apartments. Offering bright and spacious accommodation together with private front and rear gardens, the property presents an excellent opportunity for first-time buyers, downsizers or investors alike. Whilst lovingly cared for over the years, the flat would now benefit from a programme of modernisation, allowing a purchaser to update and personalise the accommodation to their own taste.

A private front entrance provides exclusive access to the property, with stairs rising to the first-floor accommodation. The generous landing creates a welcoming central space and leads to all principal rooms.

The sitting room is a particularly pleasant reception room, enjoying a bay window overlooking the front aspect, allowing plenty of natural light to flood the room, whilst a feature fireplace provides an attractive focal point.

The kitchen is fitted with a range of base and eye-level units incorporating a fitted oven, hob, washing machine and space for a fridge freezer. A wall-mounted gas-fired boiler serves the property's heating and hot water.

There are two well-proportioned double bedrooms, both offering excellent space for furnishings, along with a bathroom fitted with a three-piece suite.

Externally, the property enjoys the unusual advantage of both front and rear private gardens. The front garden is predominantly laid to lawn with planted borders and a pathway leading to the private entrance. To the rear, the garden has been thoughtfully divided to provide each flat with its own individual outdoor space. This apartment benefits from a private lawned garden together with a useful timber shed providing additional storage.

Offering generous accommodation, private outdoor space and excellent scope for cosmetic improvement, this is a superb opportunity to acquire a character apartment in a sought-after Bournemouth location.

LOCATION

Bennett Road is conveniently situated in a popular residential area of Bournemouth, within easy reach of an excellent range of local amenities including convenience stores, supermarkets, cafés and healthcare facilities. Regular bus services provide easy access to Bournemouth town centre, with its extensive shopping, restaurants and award-winning sandy beaches

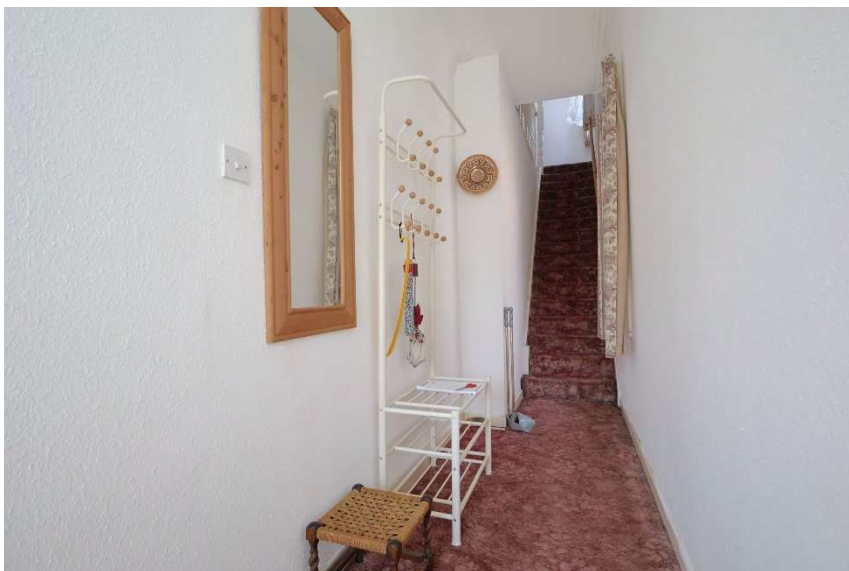
ADDITIONAL INFORMATION

Council tax – A

Tenure – Leasehold – with a share of freehold

Lease – Is currently being extended to 999 years

Charges – we are advised there are no annual fees



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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