

# NORTHCOTE ROAD BOURNEMOUTH



£225,000  
FREEHOLD

**paulwatts**

# NORTHCOTE ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- LOTS OF POTENTIAL - OLDER STYLE 2 BED TERRACE
- Close to Bournemouth Railway Station
- Courtyard garden for ease of maintenance
- Two DOUBLE bedrooms
- Good size bathroom with white suite
- Gas central heating and UPVC

In such a handy location an OLDER STYLE 2 DOUBLE BEDROOM TERRACED HOUSE just off Holdenhurst Road. Bournemouth Railway station and ASDA is 5 minutes walk away. With some updating this property would be quirky and charming. NO FORWARD CHAIN

## NORTHCOTE ROAD

OLDER STYLE 2 DOUBLE BEDROOM TERRACED HOUSE situated just off Holdenhurst Road, so very handy for anyone regularly using the nearby railway as Bournemouth Railway Station is approximately 5 minutes walk away.

Walk a bit further and you should reach The Lansdowne in around 12 minutes, so could be suitable for anyone wanting to walk to work in Bournemouth town centre

The house has been let out for some years, and now would benefit from some updating. Its a quirky house and could be quite charming.

Leading off the entrance hall are 2 separate reception rooms

The kitchen is fitted with a basic range of units with space for appliances, and there is a door out to the kitchen

Upstairs are two double bedrooms, with the largest being at the front of the house

A good size bathroom is fitted with a white suite of bath with Triton shower over, pedestal wash basin and w.c.

Gas central heating is provided by an Olympic gas boiler (in the kitchen) and windows are UPVC double glazed

If you like gardening, there is scope to create an attractive courtyard garden

For families, the local schools are Kings Park and Avonbourne Academy Shopping facilities nearby include smaller shops and cafes, and ASDA is a short walk or drive away. Regular street markets are now held along Lansdowne Road

There are excellent leisure facilities in the local area, including the fabulous Bournemouth beach of course, and several sports clubs

Council Tax Band: D

Approximate floor area: 74.6 sq.m. / 803 sq.ft

A HOME WITH LOTS OF POTENTIAL AND NO FORWARD CHAIN

(Subject to ending of current tenancy)

£225,000

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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