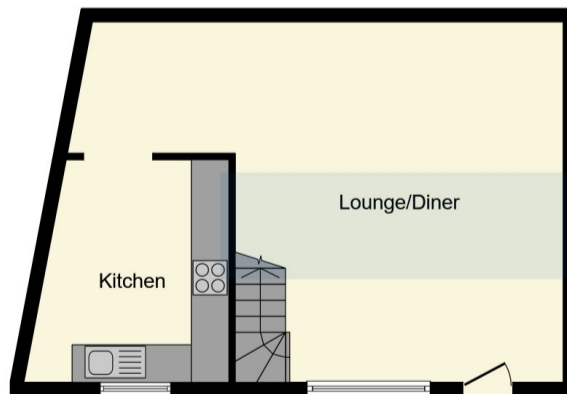




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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DISCLAIMER PROPERTY DETAILS: 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 or 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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



2 The Mews, Upper Norwich Road, Bournemouth, Dorset BH2 5RA

£235,000

The Property

The Mews is a gated development of individual houses occupying an incredibly convenient location in the heart of Bournemouth town centre. This mews style house is in excellent condition and benefits from well-proportioned accommodation set out over two floors including a double bedroom serviced by a large four piece bathroom.

The ground floor lies host to a lounge/dining room complemented by a separate kitchen.

The property is accessed via a private front door and further benefits from double glazing, gas heating, private allocated parking and a share of freehold.

This is a rare property; it would make an ideal starter home or possible buy to let investment or holiday home.

The property is perfectly positioned within a short walk to the award-winning sandy beaches and the pedestrianised shopping zone in central Bournemouth. There you can take a leisurely stroll through to the centre with its comprehensive range of shopping and leisure pursuits. The home is within easy walking distance of Westbourne Village. Westbourne itself offers an eclectic mix of coffee shops, bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The home is situated moments away from transport links including main bus routes, providing easy access to the train station with rail links to London Waterloo.

AGENTS NOTE

Pets - we have been advised the home is pet friendly, please note we have not seen sight of the lease.
Holiday Lets - not allowed.

LOUNGE/DINER

18' 8" x 14' 0" (5.69m x 4.27m) Double glazed window to front aspect, stairs leading to first floor.

KITCHEN

8' 4" x 6' 11" (2.54m x 2.11m) Mix of base and wall units with complementary work surfaces over. Integrated oven, electric hob and extractor over. Space for washing machine and under counter fridge. Double glazed window to front aspect.

LANDING

Feature window to front aspect, doors to primary rooms, storage cupboard.

BEDROOM

14' 4" x 9' 9" (4.37m x 2.97m) Double glazed windows to front aspect, fitted wardrobes.

BATHROOM

10' 3" x 6' 7" (3.12m x 2.01m) Floor to ceiling tiled. Double glazed window to front aspect. Wash hand basin, w.c, bath with mixer taps. Shower cubicle.

ALLOCATED PARKING

For one car.

TENURE - SHARE OF FREEHOLD

Lease length - 984 years remaining
Service Charge - £400 per annum
Ground rent - peppercorn

COUNCIL TAX - BAND B