



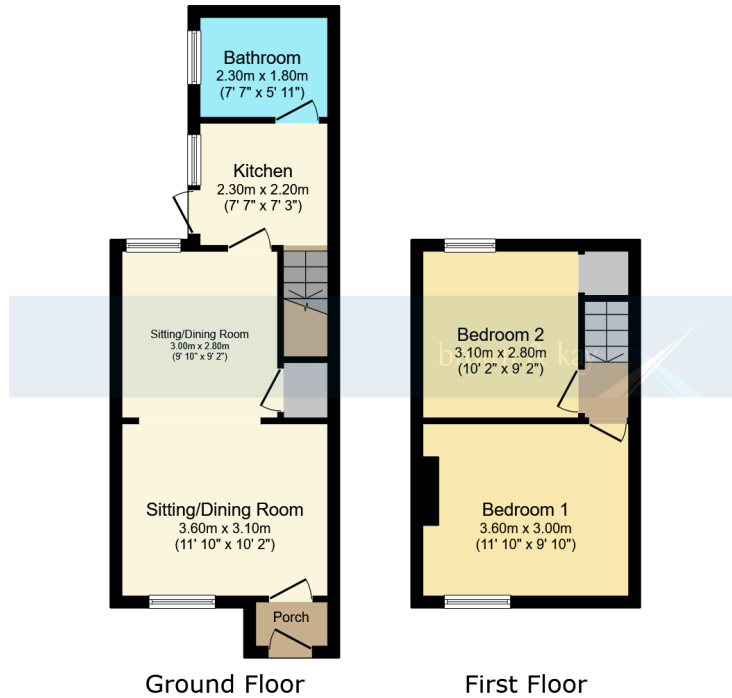
56 SPRING ROAD, BOURNEMOUTH, DORSET BH1 4PS

£245,000

- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- NO FORWARD CHAIN
- FREEHOLD HOUSE
- MUST SEE HOME
- TWO RECEPTION ROOMS
- REAR LOW MAINTENANCE GARDEN
- EASY REACH OF BOURNEMOUTH TOWN CENTRE, TRAIN AND BUS STATIONS
- GAS CENTRAL HEATING
- COUNCIL TAX - BAND B

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





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 inspector(s). Powered by www.Propertybox.io



Brown and Kay are delighted to market this **TWO DOUBLE BEDROOM** end of terrace house within easy reach of **BOURNEMOUTH TOWN CENTRE!** Offered for sale with **NO FORWARD CHAIN** this home must be viewed to be fully appreciated!

## MATERIAL INFORMATION

Tenure - Freehold

Parking - On Road

Utilities - Mains Electric, Gas and Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band B

EPC Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.