



**Beechey Road Bournemouth BH8 8LL**

**£225,000 Freehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
Bournemouth, BH9 2AD



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**£225,000 Freehold**

Adams Property agents are delighted to offer for sale this modern one bedroom bungalow situated in a superb position. Located within close proximity of Charminster, with its diverse range of shops, bars and restaurants. Bournemouth town centre is close at hand with its more extensive facilities providing restaurant, entertainment and shopping. Communications are good with Bournemouth enjoying a mainline railway station with services to Southampton and London Waterloo.

Property is accessed via private gated driveway. The open plan kitchen/ lounge / diner is a good size and boasts dual aspect windows. The kitchen is modern and benefits from a range of wall and base mounted units with an integrated oven and hob and plumbing for a washing machine & space for fridge.

There is one, good sized double bedroom, and completing the internal accommodation is the bathroom with panelled bath unit with shower attachment, low level wc and hand basin. The property further benefits from gas central heating and double glazing throughout.

Externally there is a lovely low maintenance garden with a decked area to the side, as well as driveway parking for 1 car.

Must be seen!

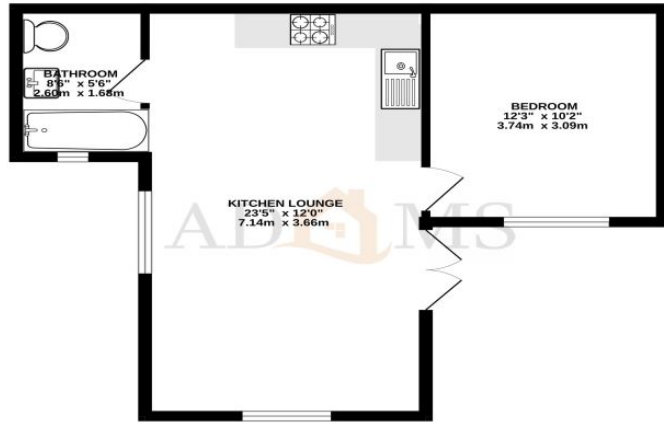
Tenure: Freehold

Council Tax Band: B

Energy Rating: C

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Adams Property Agents has authority to make or give any representation or warranty.

GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 453 sq. ft. (42.0 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the details contained herein, measurements of areas, volumes, capacity and other details are approximate and no responsibility is taken for any error or omission in this information. This plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have been tested and no guarantee is given for their operation or life span.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	96
(92- A)	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	92
(92- A)	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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