



Northbourne Mews Bournemouth BH10 7AD

£320,000 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.

arla | propertymark
PROTECTED



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343 Wimborne Road
Bournemouth, BH9 2AD



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£320,000 Freehold

Adams Property Agents are delighted to offer for sale this well presented, modern three bedroom semi-detached house, located in a secluded and quiet mews development, close to the River Stour. Just a short distance from Bournemouth Airport and the A31 offering easy direct access to Southampton and London. The property lies approximately 5 miles from Bournemouth Town Centre offering a wide range of high street shops and access to award winning sandy beaches.

The entrance hallway offers access to all principal rooms as well as a ground floor WC and stairs to the first floor. The kitchen is fitted with integrated fridge/freezer, dishwasher and oven/grill with an countertop gas fired hob along with plentiful storage throughout with under and over counter units. The living room is a good size offering access via french doors to the garden, which has a small patio area, but is mainly laid to lawn.

Upstairs, there are three bedrooms, two of which are double with one large single. A modern bathroom comprising an over bath shower, basin and WC completes the internal accommodation.

To the front of the property, there is a parking space for one vehicle.

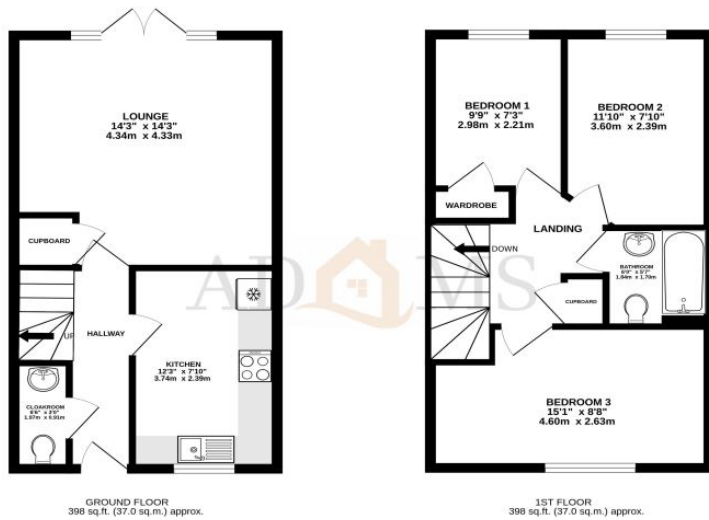
An internal inspection of the property is highly recommended to fully appreciate the accommodation on offer.

Freehold

Council Tax Band: C

Council Tax 2023 / 24: c. £1,738.00

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



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
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