



72 Claremont Avenue, Bournemouth, Dorset, BH9 3HD

£164,950

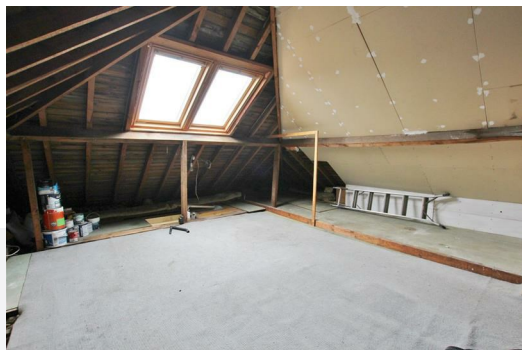
RARELY AVAILABLE FREEHOLD GARDEN FLAT - This one bedroom first floor maisonette is located in Claremont Avenue in the sought after Moordown area. The property has its own private rear garden as well as a driveway.



The property consists of a bright good size lounge, a double bedroom with feature bay window, fully fitted kitchen & bathroom.

Outside of property you have a good sized rear garden, which is mainly laid to lawn, to the front of the property you have the drive way which provides off road parking for numerous vehicles.

The Property is located in the sought after BH9, Moordown location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70