



17 St. Marys Road

This large two double bedroom ground floor style character flat with private rear courtyard style garden

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17 St. Marys Road, Bournemouth, Dorset, BH1 4QP

The Character flat is accessed via its own entrance through its own private porch. The ground floor accommodation spreads over the whole ground floor of this converted house with character features such as high ceilings throughout.

As you move through the entrance hall you have two large doubles bedrooms and a large lounge that has a feature bay window. Modern fitted family bathroom complete with panel bath with Shower over and a pedestal wash basin, and close coupled W/C.

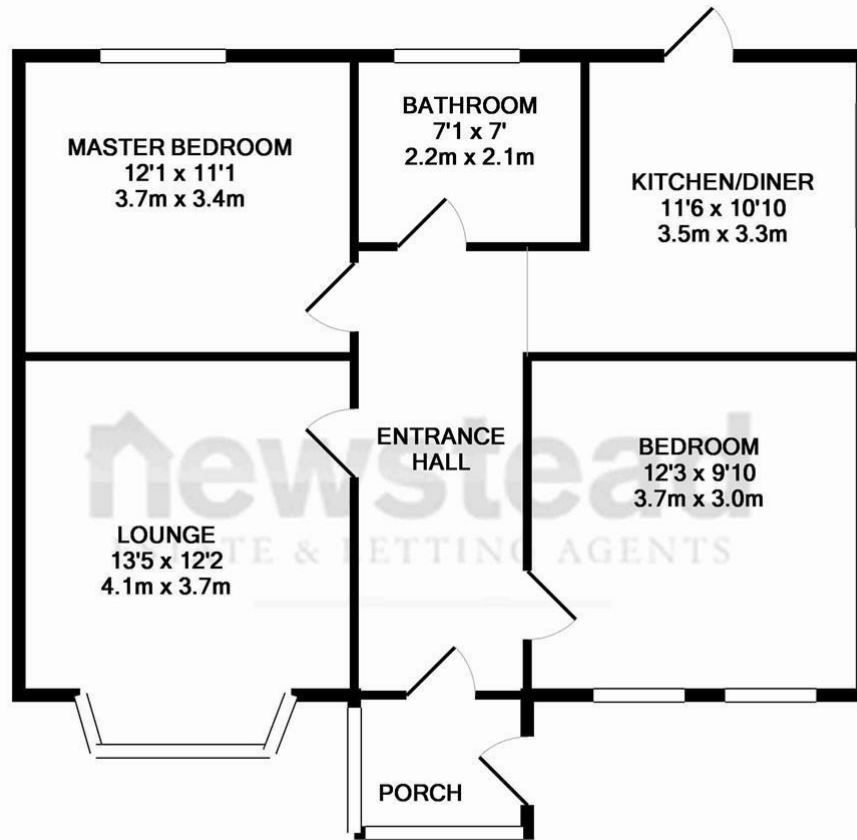
To complete the accommodation you have a lovely large kitchen/diner that comes complete with matching wall & base units. Single oven. Four ring gas hob. Extractor hood, you also have a single door leading out to your private garden.

Location Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.







TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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122-124 Castle Lane West,
 Bournemouth, Dorset, BH9 3JU
 Tel: 01202 430 108
 E: info@newsteadproperty.co.uk
 www.newsteadproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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