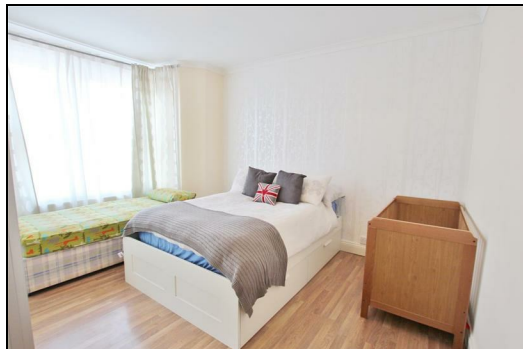
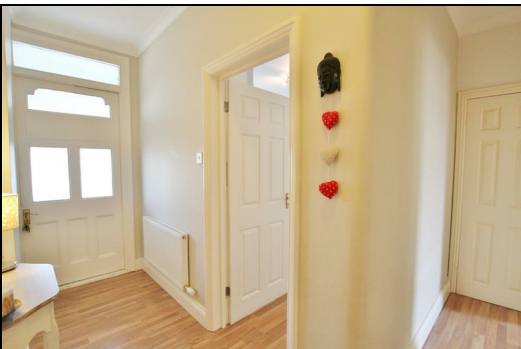




**54 Frederica Road, Bournemouth, Dorset, BH9 2NA**  
**£184,950**



\*\*\*OPEN HOUSE SATURDAY 19TH OF MARCH\*\*\*

\*\*\*VIEWING IS STRICTLY BY APPOINTMENT ONLY, PLEASE CALL TO REGISTER YOUR DETAILS AND BOOK YOUR TIME SLOT\*\*\*

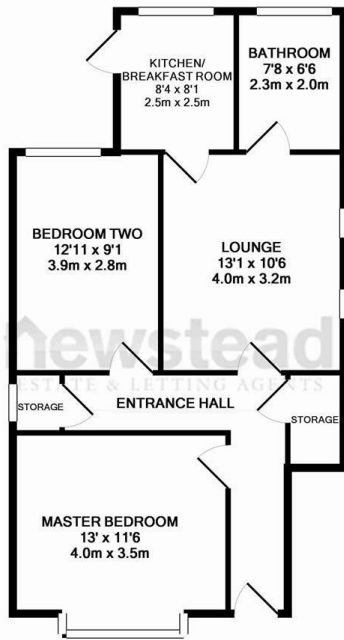
A CHARACTER TWO BEDROOM GROUND FLOOR GARDEN FLAT - This well presented two double bedroom ground floor flat has the benefit of its own rear garden. Being located in the popular BH9 area, within a short walk of Bournemouth University Campus as well as the local conveniences of Winton High Street, would make this flat an ideal buy to let investment or first time buy.

The character flat is accessed via a shard 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, leading on to a fully fitted modern family bathroom.

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

Outside to the front of the property you have parking for one vehicle. To the rear the garden area is fully enclosed, although the garden for the ground floor flat is located on the right hand side and the garden for the first floor flat is on the left hand side.



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 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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