



8 Boveridge Gardens

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ESTATE & LETTING AGENTS

8 Boveridge Gardens, Muscliff, Bournemouth, Dorset, BH9 3RG

This two double bedroom end of terrace is ideally located within a short walk from the local shops and doctor's surgery on Shillingstone Drive as well as backing onto Muscliff Park.

The property has a secluded enclosed garden and parking allocated for one car as well as ample on road parking bays.

Inside the accommodation consists of a lounge/diner, kitchen, modern bathroom and two double bedrooms.

As well as modern gas fired central heating via an efficient Worcester boiler, there is new UPVC double glazing too, keeping energy costs minimal.

An ideal home for a professional single/couple or small family.

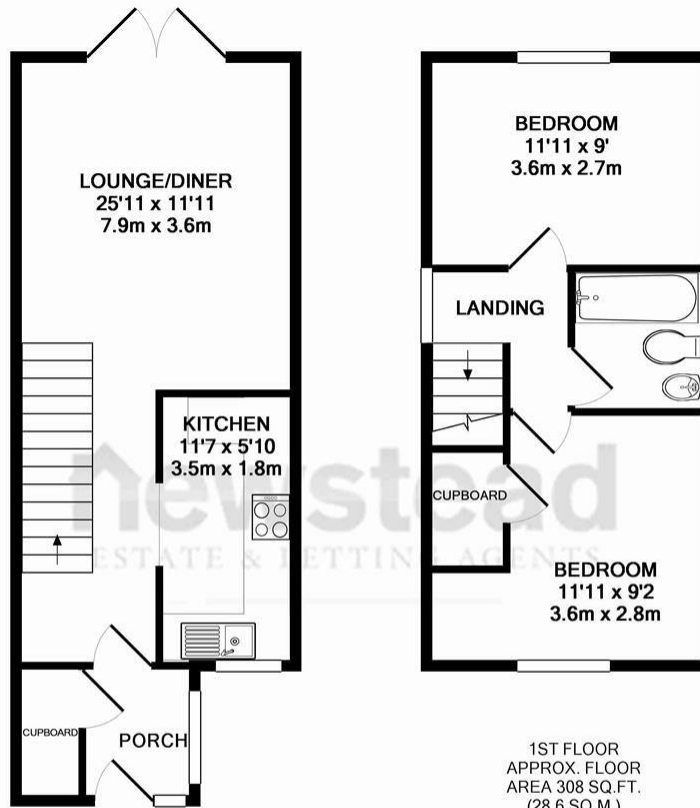
Available now

No DSS

No Pets







GROUND FLOOR
APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 308 SQ.FT. (28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 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		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		90
(81-91) B		
(69-80) C	72	
(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

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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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