



113 Green Road

newstead
ESTATE & LETTING AGENTS

113 Green Road, Charminster, Bournemouth, Dorset, BH9 1DZ

The accommodation consists of a beautiful bright lounge with bay window and a neatly recessed study area, which is perfectly set up for a small office space. At the front there is also a superb high quality kitchen with a seamless finish to maximise storage space and style, whilst incorporating fitted appliances.

In addition to this the bathroom has been finished to an equally high standard and comes with a well configured shower over bath and screen as well as a stylish vanity unit and backlit mirror.

The master bedroom comes with bespoke fitted wardrobes and has ample space for a king-size bed. The second bedroom would also fit a double.

As well as having been totally re-plastered, the property has had all new electrics and central heating to keep bills to a minimum.

Outside there is a sunny rear garden that is officially split into two sections on the title deeds, but is currently opened out to give a more usable shared garden for the two flats.

If you're looking at new build or properties where you can just move in with everything done, then this one is a must view. Please get in touch with us today to arrange an appointment. 01202 430108 Newstead

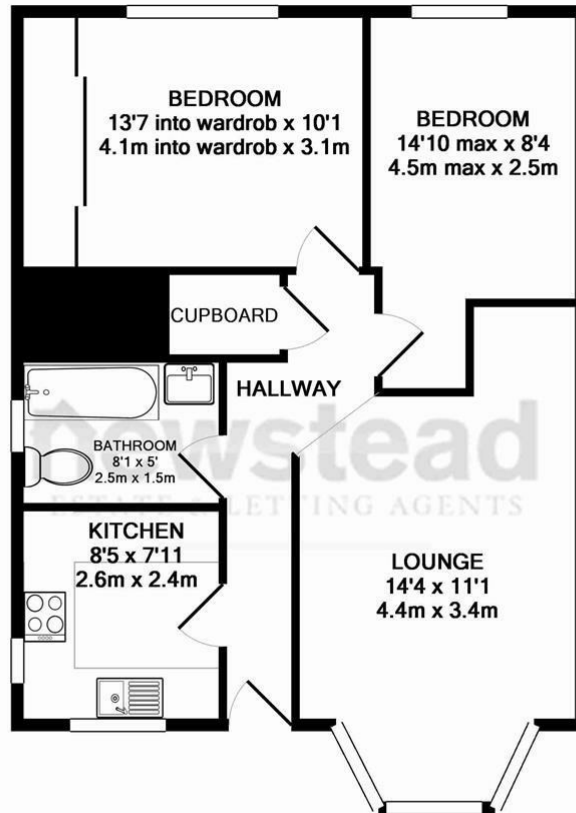
Share of freehold

Ground rent £0

Maintenance shared 50/50 with upper flat as and when required







TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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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