



15 Godshill Close

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ESTATE & LETTING AGENTS

15 Godshill Close, Bournemouth, Dorset, BH8 0EJ

You enter the property via a porch into a sizable lounge. To the rear of the property there is a spacious kitchen that benefits a range of base and wall mounted units and a door opening onto a private garden.

On to the first floor there are two large double bedrooms, in the master there is a built in wardrobe whilst in the other, there is a storage cupboard. Completing the first floor is a modern bathroom in between with shower over bath, basin and WC.

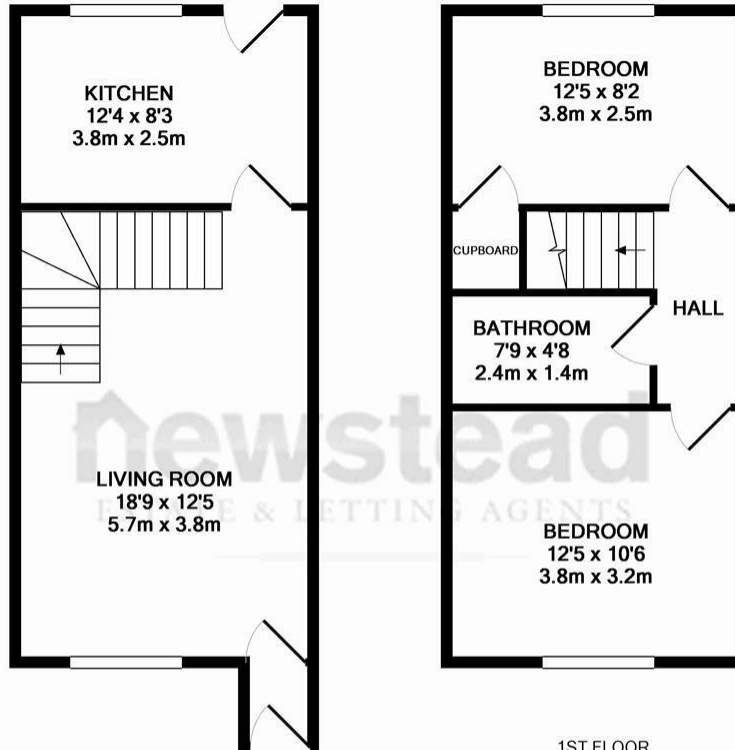
Outside of property you have a nice rear South facing garden which is mainly laid to lawn and a patio area at the start of the garden perfect for entertaining family and friends. It is lined with fencing and pot plants with a border of shingle stone.

There is garage in a block ideal for storage or a small car.

The property is located in the sought after BH8, Throop 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







GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 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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Energy Efficiency Rating

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

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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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