



33 Normanhurst Avenue, Queens Park, Bournemouth, Dorset, BH8 9NN

£1,150 Per Calendar Month

This three bedroom house is located in the sought after location of Queens Park. The property is within a short walk of the shopping facilities and bus routes at nearby Castle Point and also provides easy access to the Wessex Way by car.

The accommodation consists of a large bright lounge/diner with double aspect windows and a small kitchen on the ground floor. Upstairs there are two good sized double bedrooms and a third single bedroom as well as a bathroom with new shower over bath and a separate WC.

The house has recently had all new UPVC double glazing and a new modern boiler to keep energy bills to a minimum.

Outside there is a front driveway and access gate leading to the rear garden which is mostly laid to lawn areas and paving.

This would make an ideal rental property for anyone working at the nearby JP Morgan offices or Bournemouth Hospital without the need to drive to work.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-150 kWh/m ² per year (including water heating)	1-10 kWh/m ² per year (including water heating)	100-150 g/m ² per year (including water heating)	1-10 g/m ² per year (including water heating)
150-200 kWh/m ² per year (including water heating)	10-15 kWh/m ² per year (including water heating)	150-200 g/m ² per year (including water heating)	10-15 g/m ² per year (including water heating)
200-250 kWh/m ² per year (including water heating)	15-20 kWh/m ² per year (including water heating)	200-250 g/m ² per year (including water heating)	15-20 g/m ² per year (including water heating)
250-300 kWh/m ² per year (including water heating)	20-25 kWh/m ² per year (including water heating)	250-300 g/m ² per year (including water heating)	20-25 g/m ² per year (including water heating)
300-350 kWh/m ² per year (including water heating)	25-30 kWh/m ² per year (including water heating)	300-350 g/m ² per year (including water heating)	25-30 g/m ² per year (including water heating)
350-400 kWh/m ² per year (including water heating)	30-35 kWh/m ² per year (including water heating)	350-400 g/m ² per year (including water heating)	30-35 g/m ² per year (including water heating)
400-450 kWh/m ² per year (including water heating)	35-40 kWh/m ² per year (including water heating)	400-450 g/m ² per year (including water heating)	35-40 g/m ² per year (including water heating)
450-500 kWh/m ² per year (including water heating)	40-45 kWh/m ² per year (including water heating)	450-500 g/m ² per year (including water heating)	40-45 g/m ² per year (including water heating)
500+ kWh/m ² per year (including water heating)	45+ kWh/m ² per year (including water heating)	500+ g/m ² per year (including water heating)	45+ g/m ² per year (including water heating)

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