



**114A Haviland Road, Boscombe, Bournemouth, Dorset, BH7 6HW**  
**Asking Price £199,950**



**IDEAL BUY TO LET INVESTMENT** - This five bedroom maisonette has been refurbished throughout to include a new modern kitchen, modern bathroom with shower over bath, full redecoration, new carpets, UPVC double glazing and a brand new gas boiler.

Outside there is a courtyard garden which has been laid to shingle for ease of maintenance and now provides a nice little sun trap to sit out in. Upon entering the property there is a long entrance hall and stairs leading up to the kitchen with a walkway through to the main hallway.

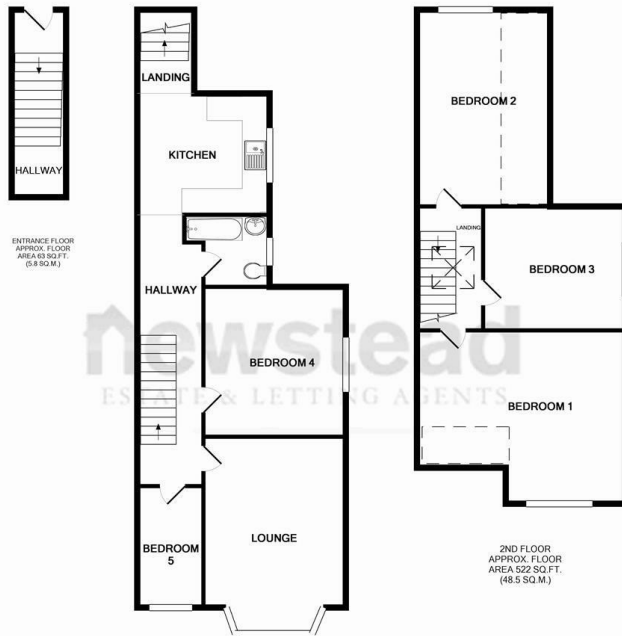
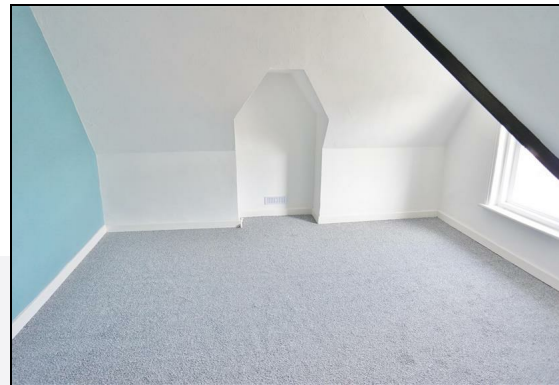
At the front side facing Christchurch Road there is a bright lounge with bay window and the smallest of the five bedrooms. To the side there is a large double bedroom and the modern bathroom behind.

Up to the second floor, the landing has lots of natural light from the skylight window, giving added brightness to each of the bedrooms on this floor. The three bedrooms up here are all a good size and will cater for double beds.

Subject to necessary consents, this property could make an ideal buy to let for those wishing to rent by the room (please check the planning requirements with the council), or indeed a single family property for those interested in a long term single let.

Please contact Sole Agents Newstead for all viewings 01202 430108

Leasehold: New 125 year lease  
 Ground Rent: £100 per year  
 Maintenance: As & when required



1ST FLOOR  
 APPROX. FLOOR  
 AREA 611 SQ.FT.  
 (56.8 SQ.M.)

2ND FLOOR  
 APPROX. FLOOR  
 AREA 522 SQ.FT.  
 (48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.1 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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