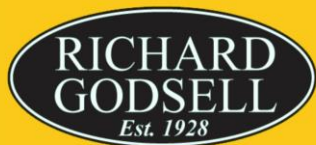


Estate Agents



Auctioneers



41 Grantham Road, Bournemouth, BH1 4NW **£200,000 - Freehold**

Two Bedroom Period Terrace | Cul de Sac Location | Hallway | Lounge | Dining Room
Kitchen | Landing | Two Bedrooms | Bathroom | Rear Garden | No Chain

Grantham Road, Bournemouth, Dorset, BH1 4NW

Offers In Excess Of - £200,000 - Freehold

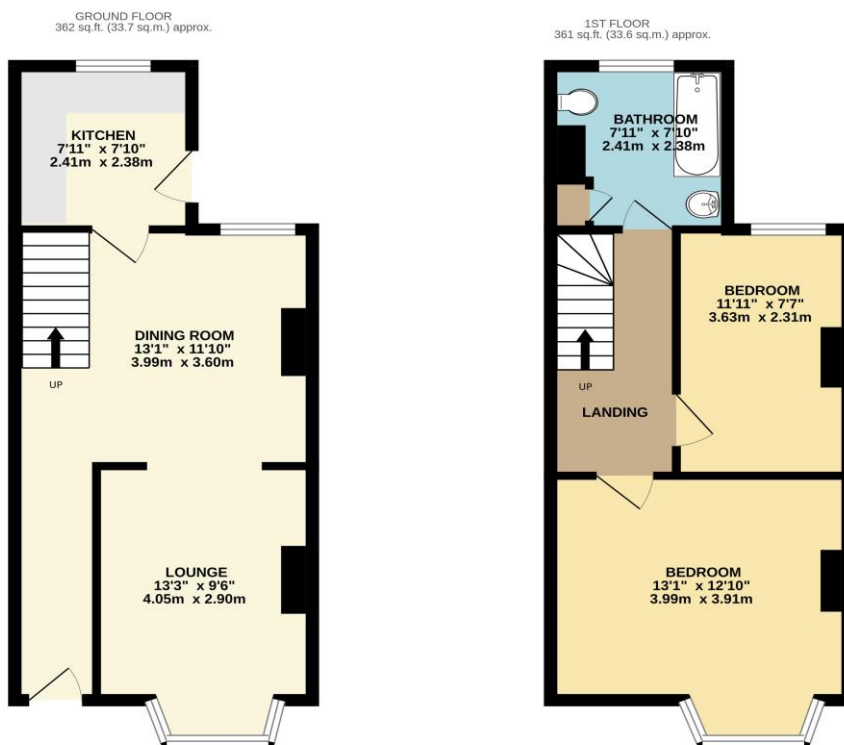
UNEXPECTEDLY REAVAIABLE !!! A Great Opportunity to Step onto the Property Ladder!

This two-bedroom period terraced house is situated at the end of a conveniently located cul-de-sac, close to Boscombe town centre and Kings Park. It offers easy access to bus routes into Bournemouth, as well as nearby major employers such as JP Morgan, Littledown Leisure Centre, and Bournemouth Hospital. The property features double glazing, gas heating (not tested), two reception rooms, a kitchen, a spacious main bedroom measuring 13ft x 12ft, a second bedroom, a bathroom, and a rear garden. Although the house requires refurbishment throughout, with some effort, it could be transformed into a lovely first home. Viewings are available through Sole Agents. No Chain.

As you enter, you will find a hallway that leads to an open-plan ground floor, featuring an archway that connects the lounge area to a spacious dining room, which includes a large understairs storage cupboard. At the rear, there is a kitchen with units and a door leading to the rear garden.

Upstairs, from the landing, you will access two bedrooms—a generously sized main bedroom at the front and a second bedroom overlooking the rear. The bathroom is equipped with a three-piece suite, consisting of a bath, WC, and basin. There is also a front garden and a rear garden extending approximately 25 feet, complete with separate access for bins and waste disposal.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 73|C



TOTAL FLOOR AREA: 724 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.