



3 Hannington Grove
Pokesdown
Bournemouth BH7 6AL

A two bedroom mid-terrace house between
Southbourne Grove and Boscombe High Street.

£240,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering for sale this modern two bedroom mid-terrace house a short walk from Pokesdown train station.

The development is situated in a popular location between Southbourne Grove and Boscombe High Street. Both provide a superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. The local beaches at Southbourne or Boscombe are very popular. Bournemouth town centre provides a wide range of restaurants, cafes, leisure and shopping facilities. There are also good transport links providing easy access by road and rail to Southampton and London. There are excellent local bus services close by.

The accommodation comprises entrance door to entrance hall, modern fitted kitchen with a range of floor and wall units with built in oven and hob with extractor over, space and plumbing for a washing machine and a wall mounted boiler that provides the central heating and hot water. A door leads into the lounge/dining room which has a window and door to the rear elevation. There is a ground floor cloakroom and stairs lead to the first floor where the two bedrooms and the bathroom can be found. The bathroom comprises a three piece suite of a panelled bath, wash hand basin and a close coupled w.c. and there is a ladder style heated towel rail. Features include gas heating, double glazing, allocated off road parking and a low maintenance courtyard style rear garden.

This property would be an ideal for a first time buyer or a buy to let/investor buyer

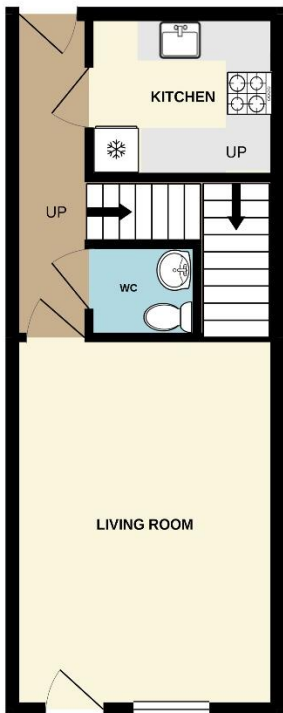
EPC Rating: C

Total floor area: Approximately 60 square metres

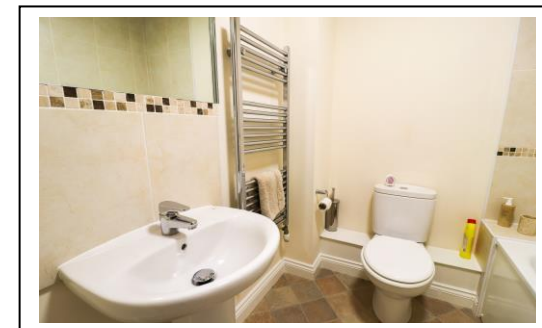
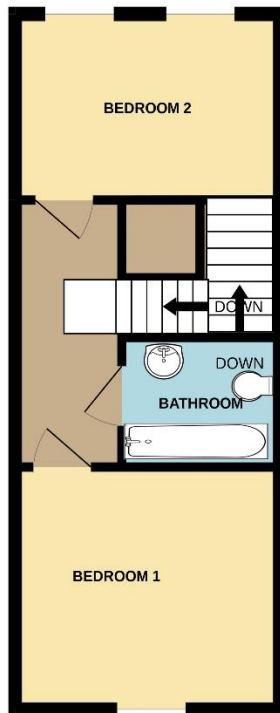
Council Tax: BAND B



GROUND FLOOR



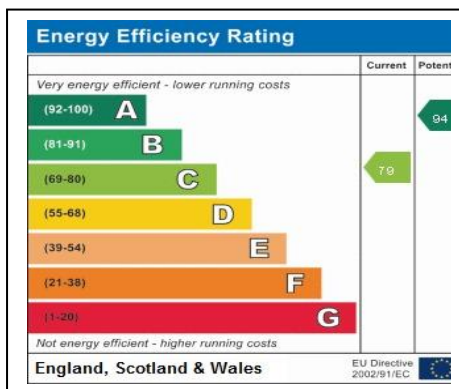
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, closets 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. Made with Metronix, ©2022

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