

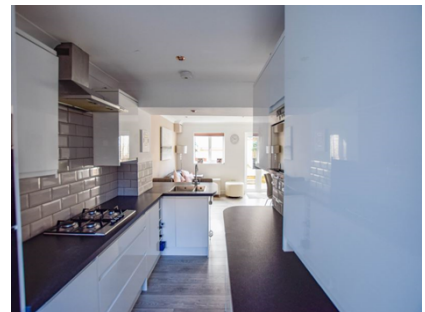
MRKT

PROPERTY EXPERTS

2 Buckingham Row 22 Queens

Private Treaty £400,000

FOR SALE



Property Features:

- Great Condition
- No forward chain
- Off Road Car Parking
- investment opportunity
- Modern Kitchen
- Close to local amenities
- Freehold

Summary

Presented by MRKT Property Experts, this well-appointed three-four-bedroom townhouse is situated in a quiet cul-de-sac in Westbourne, just a stone's throw away from its vibrant village. Enjoy the array of cafes, bars, and bistros nearby, along with easy access to the sandy beaches of Middle Chine and Bournemouth Town Centre.

Description

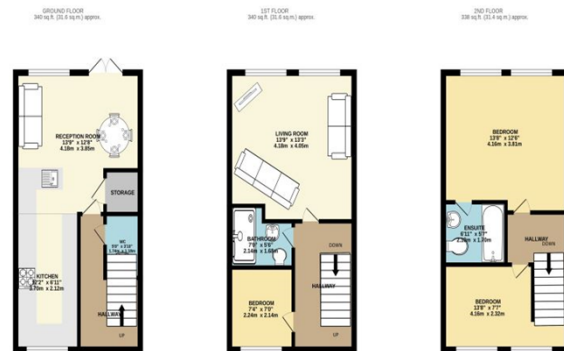
Don't miss out on this exceptional opportunity to own a townhouse mere steps away from Westbourne. Nestled in a sought-after location, this mid-terrace townhouse boasts a private garden directly accessible from the kitchen breakfast room. With off-road parking at the rear, three to four bedrooms spread over three floors, and an ensuite in the master bedroom, this property is a rare find.

Currently rented out, this freehold property stands out in an area predominantly occupied by flats, offering incredible value for those seeking ownership in this desirable locale. With Queen's Road amenities and the bustling hubs of Bournemouth and Westbourne within easy reach, convenience is at your doorstep. Act now to secure this gem before it's too late.

The ground floor welcomes you with an entrance hall leading to a spacious kitchen/breakfast and reception room featuring a recently renovated layout to accommodate modern fitted kitchen, ample space

Room Dimensions

Floor Plan



TOTAL FLOOR AREA: 1017 sq. ft. (94.5 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, responsibility of errors, omissions, names and any other items are appropriate and no responsibility is taken for any errors, omissions or inaccuracy. This is not a contract and should not be relied upon for any legal or financial purposes. The services, quality and quantities shown have not been tested and no guarantee can be given.

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92- A)		Very environmentally friendly - lower CO ₂ emissions (92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
76	87		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Additional Information

- Council Tax Band: E
- Lease Length:
- Service Charge:
- Ground Rent: