LOT 20

# 23a Keswick Road, Bournemouth BH5 1LP

***GUIDE PRICE £225,000+**

## A three bedroom first floor flat situated in the prestigious Keswick Road area of Bournemouth, currently in the process of modernisation and requiring finishing works.

### LOCATION

The property is situated in one of Boscombe Manor's most premier roads being a level walk from the cliff top and the beach below. Southbourne Grove with its local shops is circa half a mile away, with Bournemouth town centre offering excellent shopping, entertainment and recreational facilities circa 3 miles.

### DESCRIPTION

A three bedroom first floor apartment situated in the prestigious Keswick Road area of Bournemouth and having the benefit of garage and parking. The apartment is currently in the process of renovation and requires finishing works in order to create a spacious apartment for either owner occupation, a residential lettings investment, or for a post works onwards resale opportunity.

### ACCOMMODATION

**First Floor** 23A: Landing, sitting room, kitchen/ breakfast room, master bedroom with en-suite shower room, two further double bedrooms, former bathroom and WC.
**Outside** Garage and parking.

### EPC

Energy Efficiency Rating – To be confirmed

### AUCTION VALUER

Wendy Alexander

### VIEWING

Strictly by appointment only with Palmer Snell Boscombe 01202 303388. General enquiries Countrywide Property Auctions 01395 275691.

Guide Price definitions can be found on page 3
Don't forget your proof of identity on the day: see page 5