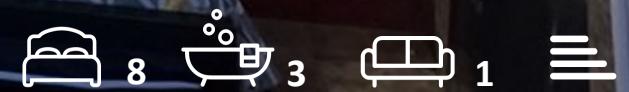




30 St. Swithuns Road  
, Bournemouth, BH1 3RH

**£750 Per month**



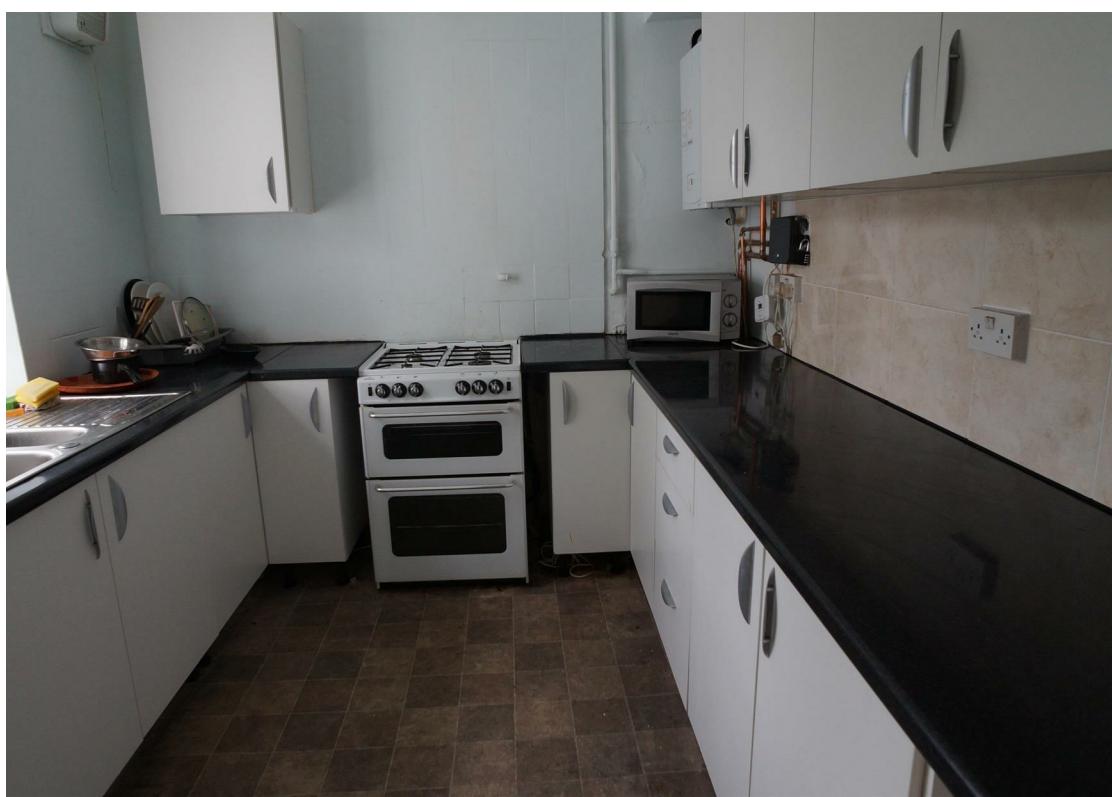
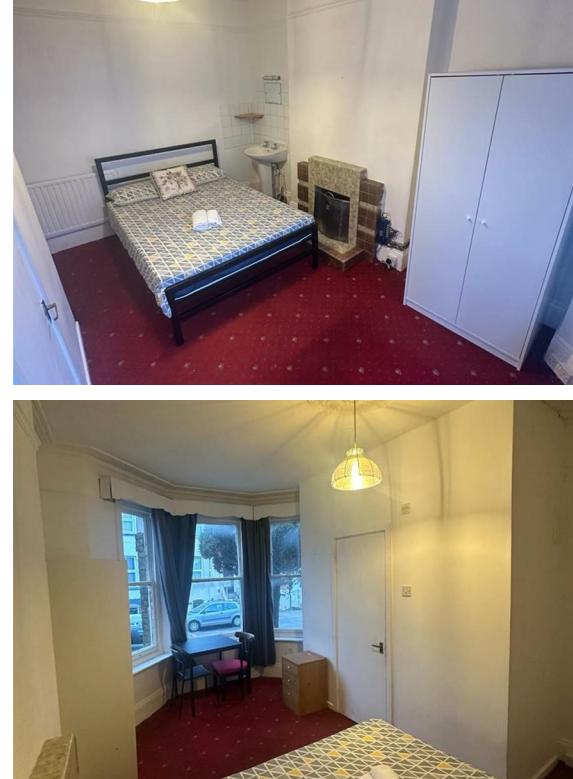
## 30 St. Swithuns Road

, Bournemouth, BH1 3RH

We are pleased to offer this double en-suite room to let located close to Bournemouth main train station. The property is located within a walking distance of local shops and public transport. The room comes fully furnished and all bills are included in the monthly rent. There is complimentary Wifi at the property. Shared kitchen and laundry facilities are available in the flat. It is suitable for students or full-time workers.

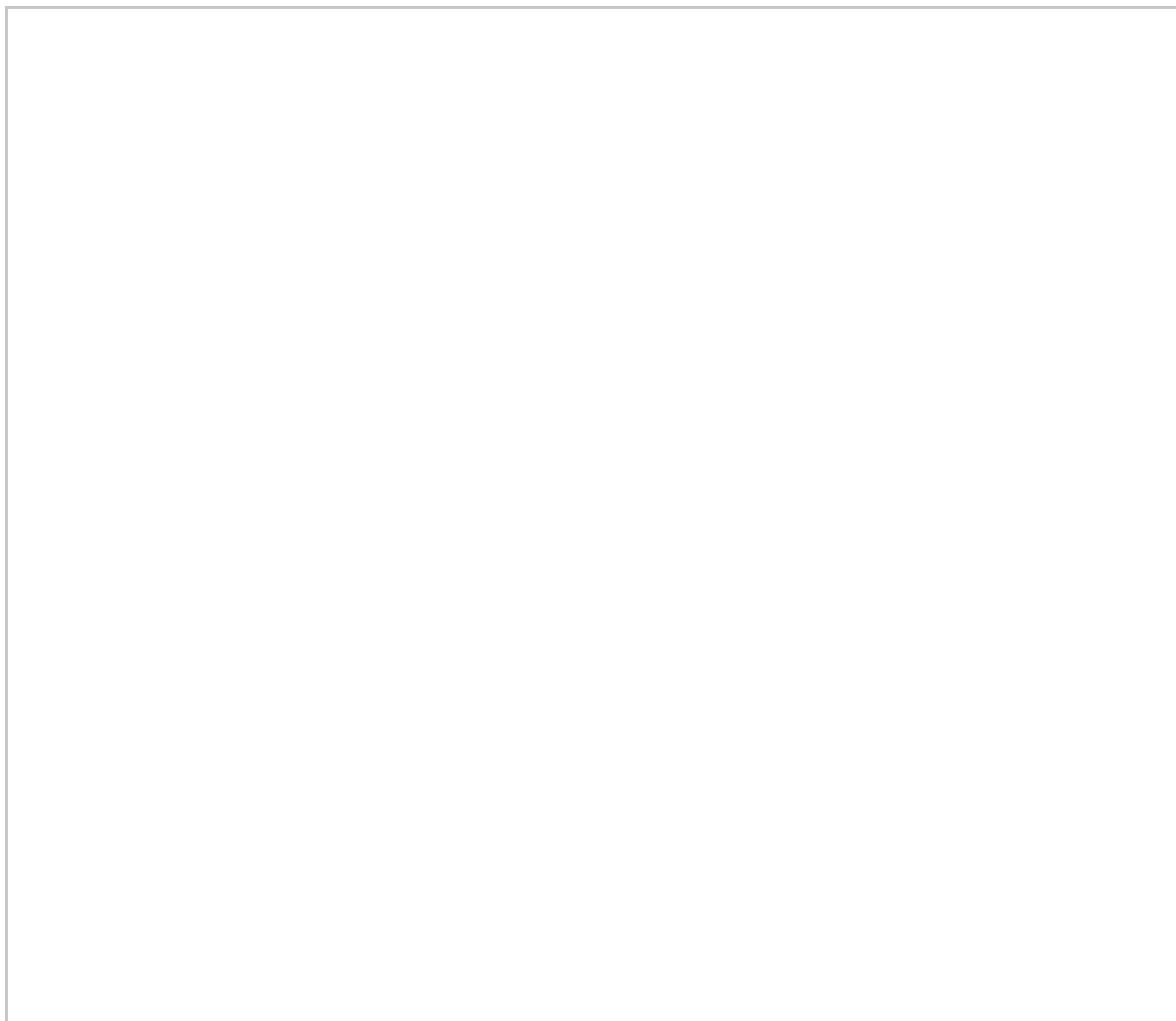
Please give us a call to arrange a viewing.

EPC rating - D

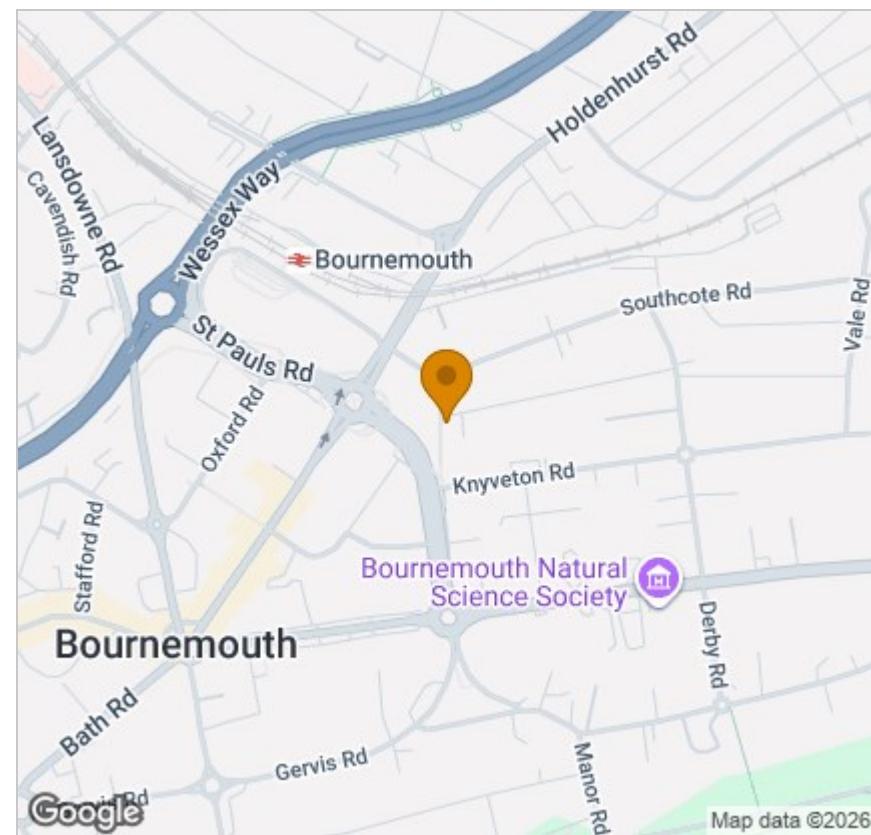




## Floor Plan



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our HMO's Office on  
if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.