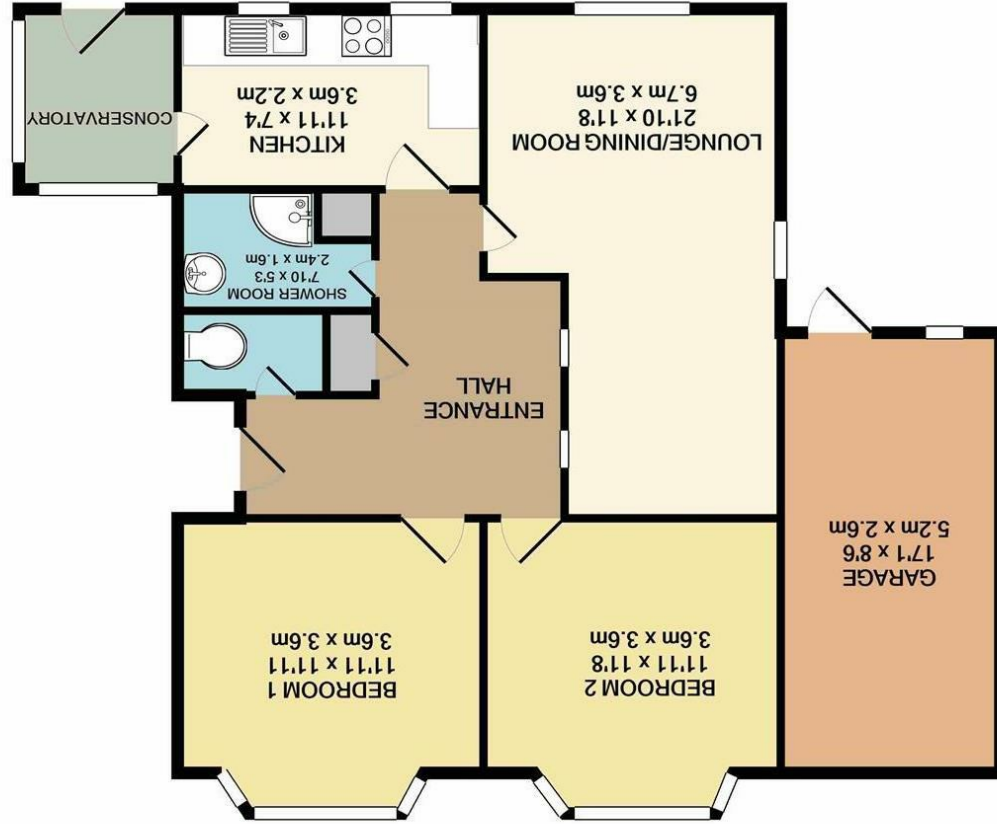


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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FLOOR PLAN



67 Boundary Road
Bournemouth, BH10 4HJ, Asking Price £300,000

MAIN FEATURES

- Driveway
- Garage
- Gas Central Heating
- In Need of Modernisation
- Loft ideal for conversion (stpp)
- Only One Owner From New
- Scope for improvement
- Superb Potential
- Triple Glazing To Bedroom Windows
- Two Double Bedrooms

Area

Situated in the popular suburb location of Ensburry Park. A predominantly residential neighbourhood with the property being close to local shops on Columbia Road. A short walk from Redhill Park and Common with its small nature reserve. Within the catchment of the sought after Moordown St Johns Primary School. Bournemouth University is close by and Winton, Bournemouth and Poole town centres are easily accessed via main transport links.

Full Description

A super two double bedroomed detached bungalow presented in good order, that would ideally lend itself to some updating and possibly extending into loft space (subject to planning permission). The loft is a good size and is currently boarded and has a window. Whilst scope for improvement is an option, this could be done over a period of time as the bungalow has been well cared for and kept in excellent order. The property boasts a spacious lounge/diner with separate kitchen and a conservatory which opens out onto the rear garden, which is partly lawned with paved patio area. Two double bedrooms are located at the front of the property both with bay windows adding character. Previously there were three bedrooms, the third has now been incorporated into the lounge/diner to create a larger reception area, but this could be easily re-instated if required. The property has a bathroom with separate WC. There is a garage to the side of the property and parking to the front via a driveway offering parking for 3 cars. A great home in a popular location giving an opportunity to put your own ideas and design into this property, which is also offered with vacant possession.



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Tenure:

Freehold.

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

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Asking Price £300,000

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

