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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.

These plans have been prepared to show the approximate layout of the property and are not intended to be used as a guide to the actual layout of the property. The actual layout and dimensions of the property may vary from those shown on these plans. The agent is not responsible for any errors or omissions in these plans. The agent is not responsible for any errors or omissions in these plans. The agent is not responsible for any errors or omissions in these plans. The agent is not responsible for any errors or omissions in these plans.



FLOOR PLAN



44 Somerset Road
Bournemouth, BH7 6JJ, £390,000

MAIN FEATURES

Character 3 Bedroom Semi-Detached House
 Tastefully Refurbished & Restyled
 Gas Central Heating
 All Year Round Sun Room
 Delightful Mature Rear Garden
 Well Fitted Kitchen
 Modern Bathroom
 Convenient Location

Main Description

A superb character three bedroom, two reception semi-detached house that has been recently refurbished to a high standard whilst retaining many of the original features, keeping its charm and appeal.

The property is accessed via an entrance porch to the hallway from where all rooms are accessed. Spacious lounge with high ceiling and bay window to the front aspect, which opens through to the dining area with character fireplace, picture rails and window to the rear. The kitchen has been tastefully refurbished to give a traditional feel with modern integrated appliances and large central island with wooden work surface. Terracotta tiled flooring throughout the kitchen leads through to a modern glass sun room giving a bright but cosy area to sit throughout the seasons, with a radiator for the colder months.

Upstairs, again a character feel with a very spacious main bedroom and bay window to the front, the second bedroom is a good size double and the third is a small double, both with views over the rear. The bathroom has been refurbished and is a good size with bath and separate shower.

Outside, the rear garden has been well kept and planted with an array of flowers, shrubs and small trees, many of which are maturing to give a green and tranquil feel to the surroundings. The garden has been tastefully zoned to give a seating, vegetable and 'stream' area which provides a lovely outlook from the sun room.

To the front there is a small area enclosed by a wall with gate, providing access to the front porch.



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Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the South East neighbouring both Bournemouth Town Centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo, Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Freehold

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

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£390,000

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

