





HOUSE & SON

We have been instructed to sell this charming two bedroom, semi detached bungalow. Set back from the main road as it is, the property benefits from a great deal of privacy. The property has been refurbished through out and benefits from recently fitted kitchen, bathroom, external office, boiler and a good deal of the glazing.

The property has been finished in a contemporary fashion and to a good specification. It would make an ideal purchase for a first-time buyer or those looking to downsize. A viewing comes highly recommended to appreciate this turn key property.

ENCLOSED DOUBLE GLAZED PORCH

6' x 6' (1.83m x 1.83m)

Good provision for shoes/coats etc. UPVC panelled front door to

ENTRANCE HALL

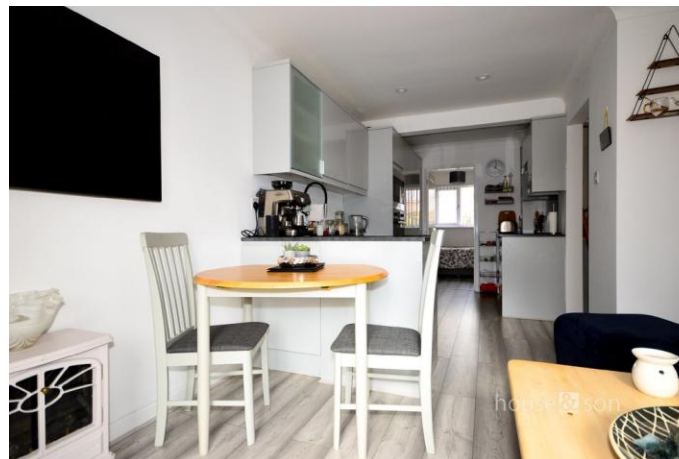
Communicating hallway. Radiator. Laminate floor.

OPEN PLANNED LIVING AREA

20' 11" x 12' 0" Max (6.38m x 3.66m)

UPVC double glazed sliding doors to front, providing direct access to the south facing garden, a continuation of the laminate flooring throughout and tall radiator. The ceiling is smooth and coved with recessed spotlights and a pendulum light to the sitting area.

The kitchen comprises a contemporary range of grey, high gloss tall, base and wall-mounted units with integrated oven, micro wave, dishwasher, washing machine, fridge freezer and a concealed gas fired combination boiler and extractor fan. With a stainless steel single bowl sink, mixer tap over, and electric hob inset into the black work top surface.



BEDROOM TWO

8' 5" x 6' 9" (2.57m x 2.06m)

Continuation of the laminate flooring. Tall radiator. UPVC double glazed window to rear. Smooth and coved ceiling.

BATHROOM

9' 6" x 4' 8" (2.9m x 1.42m)

A white three piece bathroom suite comprising corner bath with mixer tap, glass folding shower screen with chrome detailing, T-bat shower with rainfall showerhead and handheld attachment, low-level WC and pedestal wash hand basin with mixer tap. Fully tiled floor, part tiled walls, both finished in stone. Obscure, UPVC, double glazed window to rear, chrome towel rail, smooth ceiling with extractor fan, recessed spotlights and loft access.

MASTER BEDROOM

13' 7" x 8' 5" (4.14m x 2.57m)

Continuation of the laminate flooring. UPVC double glazed French doors to rear, providing access to courtyard garden and outside office, smooth and coved ceiling, tall radiator.

COURTYARD GARDEN

A patio courtyard garden, which is fenced enclosed, has an external tap and side access to the front of the property. Providing access to: -

OUTSIDE OFFICE

UPVC double glazed door and window to front, laminate flooring, smooth walls and ceiling, light and power. The office is insulated, and the external walls clad in UPVC.

SOUTH FACING GARDEN

To the front of the property this south facing garden is fully fenced enclosed, affording a great deal of privacy. A patio area abutts the front of the property, with a further patio area set aside for seating/socialising. A pathway leads from the front, with the remainder laid to shingle.

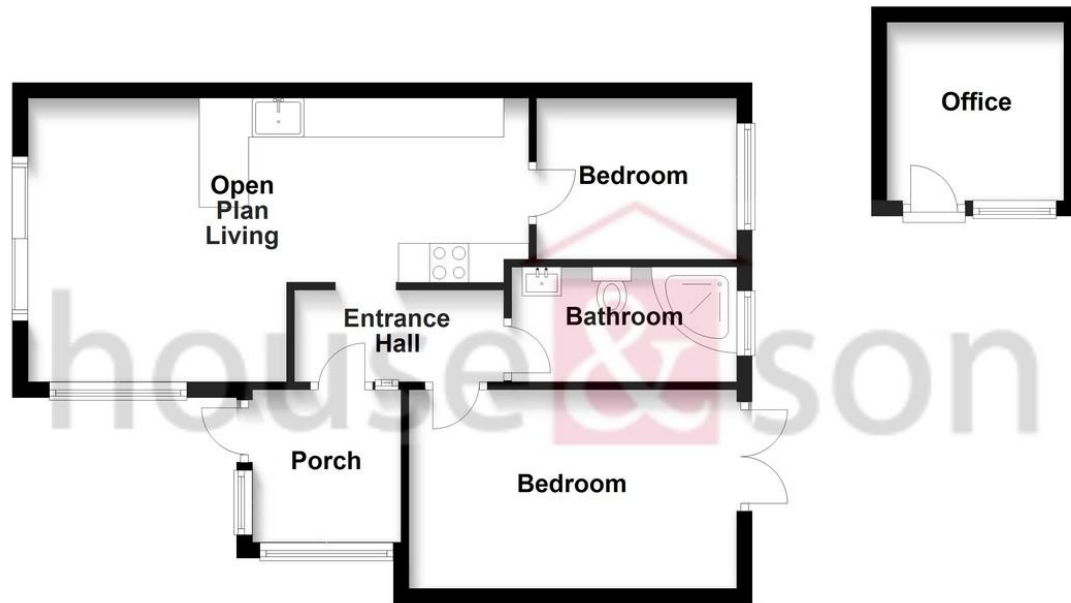
OFF ROAD PARKING

Gated parking for two cars tandem style.



Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 55.4 sq. metres (596.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.



1a, Cranmer Road BOURNEMOUTH BH9 1JT	Energy rating D
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