





HOUSE AND SON

House and Son are delighted to offer for sale this charming, two-bedroom bungalow. The property is offered for sale with no forward chain and would make an ideal purchase for first time buyers, those looking to downsize or a quick property transaction. It is fully tiled through, has a gas fired combination boiler and is also benefits from double glazing. French doors open up onto the garden from the spacious master bedroom. The property further benefits from off-road parking. It is located in a quiet residential road, minutes from local shops, transport links and is also within walking distance to the beautiful Talbot Heath Nature Reserve. A viewing comes highly recommended, to truly appreciate all this property has to offer.

ENTRANCE

UPVC double glazed front door with obscure double glazed leaded insert.

ENTRANCE HALL

Closet provision for shoes, coats etc, coved and textured ceiling. Housing gas and electric meter.

KITCHEN

8' 4" x 7' 10" (2.54m x 2.39m)

Double glazed window to rear, one and a half bowl sink with mixer tap over, fitted eye level and base level units incorporating drawers with roll top work surfaces over, part tiled walls, inset electric hob with chimney style cooker filter hood over, single electric oven, integrated washing machine, built in fridge/freezer, wall mounted gas fired boiler.

LOUNGE/DINING ROOM

14' 11" x 12' 4" (4.55m x 3.76m)

Double glazed box bay window to front with display shelving, radiator, telephone connection point, TV aerial connection point, coved and textured ceiling.



BEDROOM ONE

11' 5" x 10' 11 max" (3.48m x 3.33m)

Double glazed French doors providing access to patio garden, further double glazed window to rear, radiator, telephone connection point, coved and textured ceiling.

BEDROOM TWO

11' 7" x 7' 1 max" (3.53m x 2.16m)

Double glazed bay window to front, radiator, coved ceiling.

BATHROOM

7' 8" x 6' 11" (2.34m x 2.11m)

Obscure double glazed window to rear, bath, tiled side panel, complementing tiled floor, handgrips and taps over, shower screen, fitted electric shower, pedestal wash hand basin, tiled walls, radiator, storage closet.

FRONT GARDEN

Brick boundary wall with pathway to front door, remaining garden is easy maintenance, gravelled.

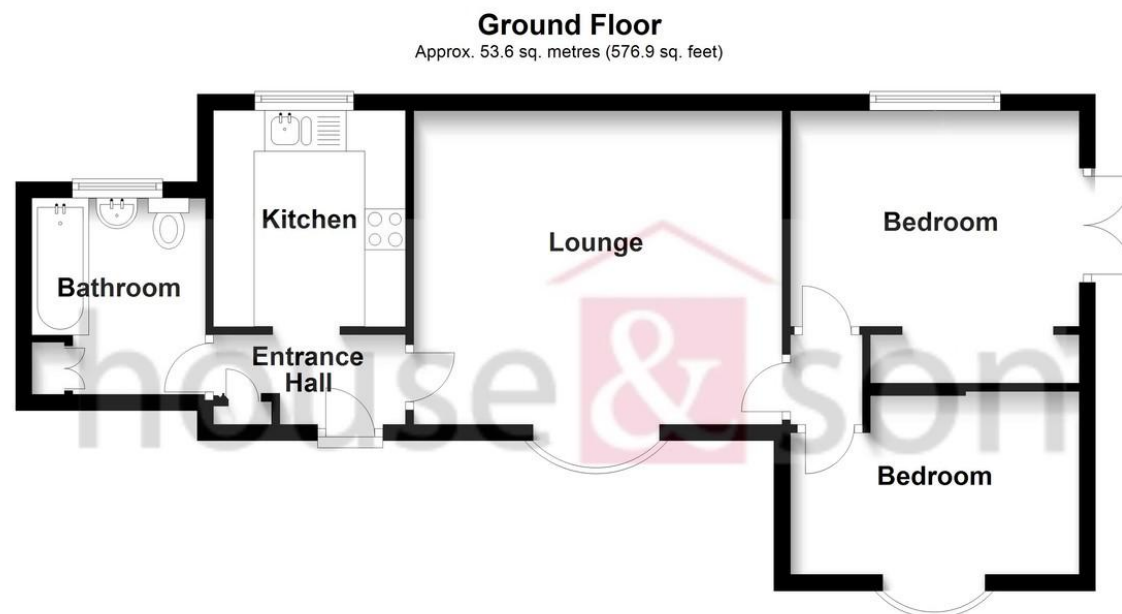
DRIVEWAY

Dual opening gates to hardstanding for vehicle, two further gates access onto;

COURTYARD GARDEN

Patio terrace garden.





Total area: approx. 53.6 sq. metres (576.9 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.



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Energy performance certificate (EPC)

5, Caroline Road BOURNEMOUTH BH11 8SY	Energy rating D	Valid until: 14 June 2029 Certificate number: 9248-3027-6286-6821-6920
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Property type

Detached bungalow