



Epcurl

Floorplanurl



Hannington Road, Bournemouth, Dorset



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HALLWAY The hallway benefits from laminate wooden flooring, painted walls, smooth painted ceilings and a radiator.

DOWNSTAIRS WC

Leading from the hallway is the downstairs WC, which is a great size. Offering a tiled splashback, tiled flooring and smooth painted ceilings. The suite comprises of a white WC, and hand wash basin with chrome mixer taps, wall mounted cabinet for storage. There is ample space to hang coats and store shoes. Pendant light fitting and extractor fan.

LOUNGE

To the rear of the property is the lounge. Benefitting from a rear aspect UPVC double glazed window and patio door which opens out to the rear garden. Smooth painted ceilings and walls, laminate wooden flooring which flows through from the hallway. Further offering a pendant light fitting, radiator and power points.

KITCHEN

To the front of the property is the kitchen, offering a front aspect UPVC double glazed window with fitted blinds. Smooth painted ceilings with recessed downlights. Painted walls with tiled splashbacks. The modern kitchen benefits from matching cream wall and base units with chrome handles, laminate wood effect worktops with stainless steel sink, bowl & drainer. Further offering an integrated oven and hob with stainless steel extractor hood above. The Worcester boiler is tucked away in the corner of the kitchen, which is approx 5 years old. There is space for a washing machine, dish washer and freestanding fridge freezer. Power points.

STAIRS/LANDING

Carpeted stairs rising to the first floor with a white painted wooden handrail. Smooth painted ceilings, painted walls and carpet flooring throughout the hallway. There is a good sized cupboard accessed from the landing providing storage space. Access to the loft via a loft hatch.

BEDROOM ONE

A very good size double bedroom, which benefits from a front aspect UPVC double glazed window allowing plenty of natural light into the room, smooth painted ceiling, painted walls and carpet flooring. Power points, radiator and pendant light fixture.

BEDROOM TWO

The second bedroom, also a very good size benefits from a rear aspect UPVC double glazed window overlooking the rear garden. Newly laid grey carpet flooring, smooth painted ceilings, painted walls and pendant light fitting. Radiator, power points.

BATHROOM

A modern fitted bathroom which benefits from part tiled walls and fully tiled flooring, smooth painted ceilings, obscure UPVC double glazed window to the side aspect with a fitted roller blind. The suite comprises of a white WC, white sink bowl with chrome mixer tap, white bath with shower above and a glass shower screen. Chrome wall mounted heated towel rail.

OUTSIDE FRONT

The front of the property offers a storm porch over the front door. There are two off road parking spaces to the side of the property as well as a side gate leading to the rear garden of the property. Further offering installation wires for an electric vehicle charger.

OUTSIDE REAR

Accessed via a side gate, and also from the patio door from the lounge is the great sized, neatly landscaped garden. Benefitting from a fenced surround, the garden offers grass laid to lawn and a patio area. There is also a bin store located next to the parking spaces. The house benefits from a sprinkler system throughout.

Two double bedrooms

Private garden

Two parking spaces

Sprinkler system

Wiring installed for electric vehicles.

Council Tax Band {Property.CouncilTaxBand}

Guide Price £280,000



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