

CECIL HILL BOURNEMOUTH



£415,000
FREEHOLD

paulwatts

CECIL HILL



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- MUCH LOVED 3 BEDROOM FAMILY HOME
- IWaiting for its new owners - NO FORWARD CHAIN
- Short walk to local shops, bus stops, etc.
- Improved over years but SOME SCOPE TO MAKE CHANGES
- 2 large double bedrooms and large single bedroom

NO FORWARD CHAIN and waiting for its new owners is this much loved 3 bedroom family home in QUIET ROAD between Queens Park and Charminster. Short walk to local shops. Excellent schools for all ages in local area. ORP. SOME SCOPE TO MAKE CHANGES

CECIL HILL

A VERY NEAT AND TIDY 3 bedroom family home situated in a quiet road, between Queens Park and Charminster

Its a short walk to the local shops, cafes, etc. on Charminster Road, together with bus stops and the popular Winton Recreation Ground

The present owners have been in occupation for many years and carried out ongoing improvements during that time, but there is still SOME SCOPE TO MAKE FURTHER CHANGES

Leading off a spacious hall, there are two separate reception rooms at the front of the house, and the lounge has an ORIGINAL FIRE SURROUND (with with modern electric flame-effect fire)

Whilst not large, the kitchen has room for all the usual appliances, including gas hob and electric oven, and space for a small breakfast table and chairs

There are 2 LARGE DOUBLE BEDROOMS and LARGE SINGLE, together with bathroom (white suite with electric shower over bath) and separate w.c.

Gas central heating is provided by an Glow-Worm gas boiler (in airing cupboard in bathroom) that was fitted in 2021

UPVC DOUBLE GLAZED WINDOWS

A door from the kitchen leads out to a paved patio with STEPS DOWN to VERY SECLUDED COURTYARD STYLE MAIN GARDEN, which we are told can be a real SUN TRAP

There is a useful brick-built garden shed adjacent to the house, and a further timber shed too, together with outside gardeners w.c.

The front driveway provides OFF ROAD PARKING SPACE, and the front garden is laid to shingle for ease of maintenance

There are EXCELLENT SCHOOLS FOR ALL AGES locally, including the two Bournemouth grammar schools

As well as the local park, there are plenty of other leisure facilities with sports clubs under the BH banner, and open space at Queens Park and Strouden Park

Bournemouth town centre is easily reached, offering a wider choice of restaurants and of course the famous the Blue Flag beaches

Council Tax Band D

MOTIVATED SELLERS WITH NO FORWARD CHAIN

£415,000

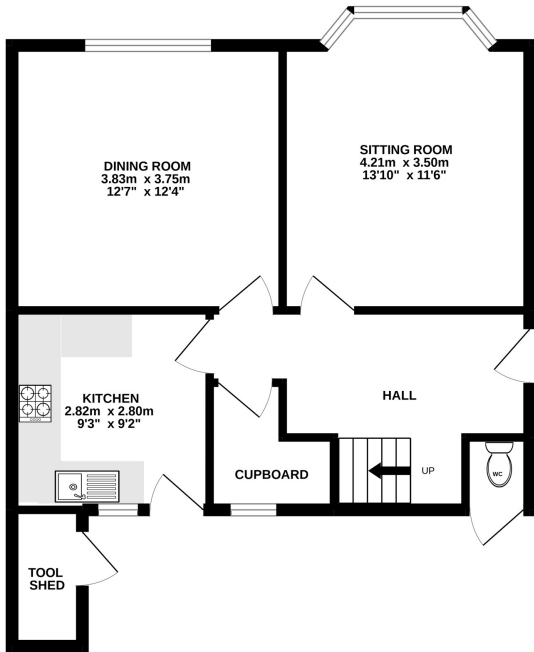
FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

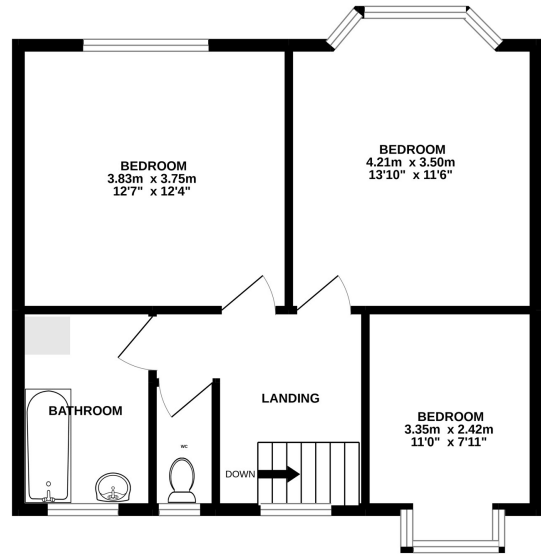
paulwatts

CECIL HILL

GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.



1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 100.8 sq.m. (1085 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
Made with Metropix ©2022



£415,000

FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts