







Oak Gardens

Bournemouth, BH118TL

£325,000

- Detached Bungalow
- Two Double Bedrooms
- En-Suite to Master Bedroom and Family Bathroom
- Kitchen/Breakfast Room

- Front and Rear Gardens
- Driveway to Detached Garage
- Cul-De-Sac Location
- No Forward Chain







HOUSE & SON

House & Son have been instructed to market for sale this charming, two-double bedroom, modern-build bungalow, nestled within the quiet cul-de-sac of Oak Gardens. The property benefits from a drive way to side, providing ample off-road parking, a secluded rear garden, detached brick-built garage, double glazing throughout, gas fired combination boiler, ample storage, including attic, and an en-suite shower room in addition to the family bathroom.

The property is well presented, with s mooth plastered walls and ceilings throughout, a continuous machined wooden floor to the principal rooms, with the exception of kitchen and wash facilities, which are all tiled. The lounge diner has an outlook over the garden, via the UPVC double glazed French doors and the two bedrooms look out over the afore mentioned quiet cul-de-sac.

The property is situated in a popular residential area, with local nature reserves, bus routes, retail spaces, allot ments and recreation grounds all within walking distance. Prospective purchasers will be pleased to note that the property is offered with vacant possession and accordingly there is no forward chain. We anticipate a great deal of interest in this property, which would make an ideal purchase for those downsizing or for first time buyers.

ENTRANCE

UPVC double glazed front door leading to entrance hallway.

ENTRANCE HALLWAY

10' 11" x 8' 11" (3.33m x 2.72m)

Two storage cupboards, one housing electrical consumer unit, the other housing gas fired combination boiler and both with ample storage space. Access to Loft. Smooth plastered walls and ceiling. All principal rooms leading off.

KITCHEN/BREAKFAST ROOM

10' 1" x 8' 11" (3.07m x 2.72m)

UPVC double glazed window to rear with outlook over private rear garden, UPVC double glazed door to side. Stainless steel one and a half bowl sink unit with drainer to side, inset into roll top work surfaces, with a range of base units underneath, including integrated dishwasher, integrated washing machine. Integrated stainless steel electric Zanussi oven, stainless steel gas burner and chrome chimney filter hood. Four ring oven. Tall cupboards housing integrated fridge/freezer. Matching wall units. Part tiled walls and tiled floor. Smooth plaster walls and ceilings. Radiator. Provision for table and chair set.

LOUNGE/DINER

17' 1" x 10' 3" (5.21m x 3.12m)

A spacious room measuring 17' 1" x 10' 3" (5.21m x 3.12m). UPVC double glazed French doors to the rear, providing direct garden access. Smooth plastered walls and ceilings. Decorative mantlepiece with marble back and hearth. Radiator. Wall mounted uplights.

MASTER BEDROOM

10' 7" x 12' 1" (3.23m x 3.68m)

UPVC double glazed window to front, radiator under. Smooth plastered walls and ceilings.

EN-SUITE

White three-piece en-suite comprising walk-in shower with glass screen, chrome "T"-bar shower. Low level WC. Inset into vanity unit with wash hand basin over, chrome mixer

taps, Tiled floor, part tiled walls. UPVC window to side. Extractor fan.

BEDROOM TWO

12' 1 into door recess" x 8' 8" (3.68 m x 2.64 m)

UPVC double glazed window to front, radiator under. Smooth plastered walls and ceiling.

BATHROOM

6' 8" x 5' 2" (2.03m x 1.57m)

Three-piece suite comprising bath with side panel, chrome taps over. Low level W.C. Pedestal wash hand basin with chrome taps over. Tiled floor and part tiled walls. Obscure UPVC double glazed window to side. Towel rail. Smooth plastered walls and ceilings. Extractor fan.

FRONT GARDEN

Low maintenance front garden, mostly laid to shingle with a patio abutting the front of the property.

DRIVEWAY

Tarmacadam driveway to the side, leading to garage, access via wrought iron gates.

REAR GARDEN

Low maintenance rear garden mostly laid to patio, Astroturf lawn area to centre. Fence closed. The conifers to rear boundary provide screening and seclusion.

GARAGE

Brick built garage with up and over door to front, UPVC double glazed courtesy door to the side. Pitched roof.

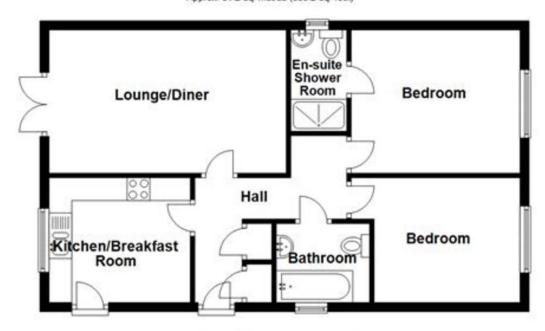






Ground Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 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.

COUNCIL TAX BAND

Taxband D

TENURE

Freehold

LOCAL AUTHORITY

Bourne mouth, Christchurch and Poole Council

01/11/2023, 11.14 Energy performance certificate (EPC) – First an energy certificate – 00V/UP

Energy performance certificate (EPC)



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