

St. Georges Drive, Bournemouth, Dorset

3 2 1

Asking Price £340,000





Welcome to this charming mid-terraced house, situated in the sought-after residential area of Knighton Heath, Bournemouth, BH11. Nestled in a tranquil cul-de-sac, this property offers both peace and convenience within its comfortable walls.

As you step inside, you'll be greeted by a spacious entrance hallway, providing a warm and inviting welcome. The kitchen, positioned at the front of the house, boasts ample storage and worktop space for all your culinary creations. Cooking here is a breeze, thanks to the thoughtfully designed layout. Prepare to be impressed by the bright and airy lounge/diner, which offers panoramic views of the picturesque rear garden. With French doors that lead to the inviting timber decking, this space seamlessly connects indoor and outdoor living. It's the perfect spot for entertaining family and friends or enjoying a tranquil evening amidst nature.

The property features three bedrooms, with two generously sized doubles and a cozy single, offering flexibility for growing families or anyone in search of versatile living spaces. You'll also find convenience at every turn, with a family bathroom, an en-suite shower room to the main bedroom, and a ground floor cloakroom.

Outside, discover your very own private sanctuary - a secluded rear garden that has been skillfully hard landscaped for minimal maintenance. Picture yourself unwinding on the decking, soaking up the sunshine or relishing in the peaceful surroundings.







In addition to these wonderful details, you'll have the advantage of two allocated parking spaces, ensuring trouble-free parking, paired with the convenience of first-come-first-served on-road parking.

Ideally located, this property resides in an area teeming with exceptional amenities and exciting points of interest. For nature enthusiasts and outdoor lovers, breathtaking Heath Land Walks beckon just moments away, allowing you to explore and reconnect with the beauty of the surrounding landscape.



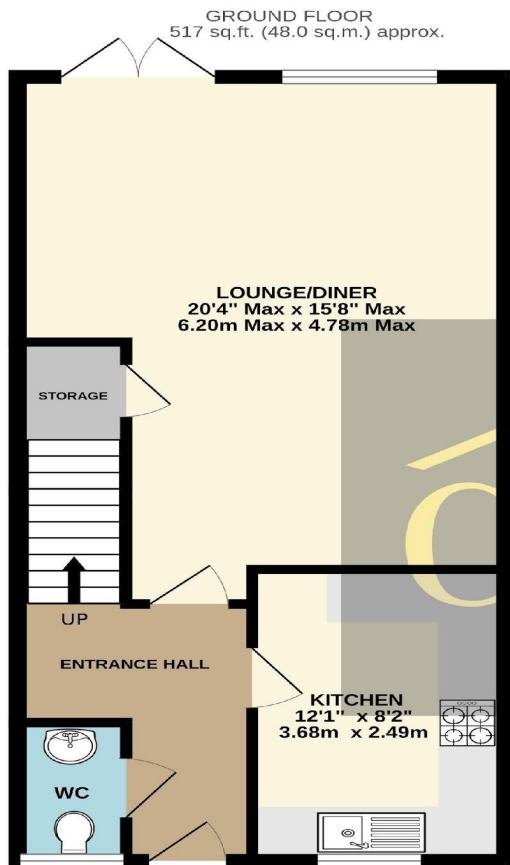
Convenience is also at your doorstep as local shops and a retail park are within easy reach. Need to zip around? Bus services in the area are readily accessible, providing swift connections to wherever your heart desires. And should you yearn for the vibrant offerings of Bournemouth and Poole town centers, a short car journey will whisk you away to endless possibilities. Presented in exemplary condition throughout, this property is ready to welcome its new owners.

Don't miss out on this incredible home – book your viewing today!

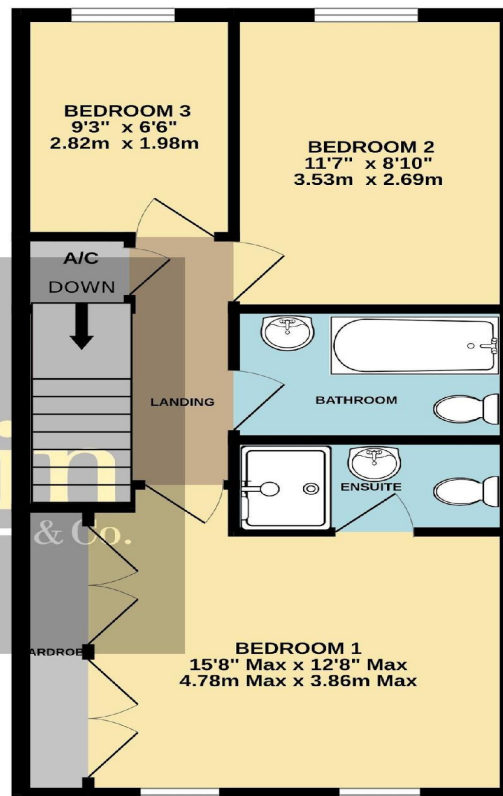








1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) 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.

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# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

