



house & son

Copper Beech Gardens

Bournemouth, BH10 5DB

£287,500

- VACANT POSSESSION
- OFF-ROAD PARKING
- FULLY DOUBLE GLAZED
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- LARGE CONSERVATORY
- GARAGE
- CUL-DE-SAC LOCATION



HOUSE & SON

Nestled within this quiet cul-de-sac, this semi detached bungalow stands as a testament to modern comfort. Boasting two double bedrooms and a spacious rear aspect lounge/diner that seamlessly flows into an expansive conservatory. Here, the space is bathed in natural light, inviting the outdoors in through French doors that lead to a low-maintenance garden. This home is well-equipped with a fitted kitchen, shower room, garage and off-road parking space providing ease of access and secure storage. The home also features gas-fired central heating, UPVC double-glazed windows and doors, UPVC fascia, soffits and guttering.

ENTRANCE HALLWAY

10' 3 max" x 2' 7" (3.12m x 0.79m)

All principal rooms leading off. Radiator, loft hatch, spacious airing cupboard and thermostat.

LOUNGE

14' 5" x 10' 2" (4.39m x 3.1m)

Double glazed window. Radiator. UPVC double glazed French door accessing onto conservatory.

CONSERVATORY

15' 11" x 9' 9" (4.85m x 2.97m)

UPVC construction, with double glazed windows to rear and side, French doors with access onto the garden. Radiator. Lighting and power points.

KITCHEN

8' 4" x 7' 1" (2.54m x 2.16m)

Stainless steel single bowl sink with drainer to side, chrome mixer tap over, into rolltop work surface, with range of base units and drawers under, with space for washing machine and under counter fridge freezer. Inset electric fan oven, with stainless steel gas hob over, a range of matching wall units, including concealed extract fan. Wall mounted gas fired combination boiler. Part tiled walls and laminate flooring. Radiator.

MASTER BEDROOM

11' 4" x 8' 10" (3.45m x 2.69m)

Range of built-in floor to ceiling wardrobes with overhead storage cupboards, UPVC double glazed window to front with outlook over cul-de-sac, radiator under.

BEDROOM TWO

9' 8 into wardrobe" x 8' 1" (2.95m x 2.46m)

Florida ceiling, wardrobe with mirrored sliding doors, UPVC double glazed window to front with outlook over quiet cul-de-sac and radiator under.

SHOWER ROOM

7' 0" x 5' 5" (2.13m x 1.65m)

White three piece suite comprising of glazed shower cubicle with electric shower, pedestal wash hand basin and low level WC. Part-tiled walls, radiator and obscure UPVC double glazed window to side. There is ample space for the inclusion of a bath should one wish it.

OUTSIDE

Outside front low maintenance front garden finished in tarmacadam, storm porch over UPVC double glazed front door leading to entrance.

REAR GARDEN

Low maintenance rear garden, laid to patio with flower beds surrounding, plastic storage shed, external tap, courtesy door leads into garage.

GARAGE

Brick built garage with tiled pitched roof and metal up and over door.



Ground Floor

Main area: approx. 45.8 sq. metres (492.8 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)
Plus conservatories, approx. 15.0 sq. metres (161.0 sq. feet)



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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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Energy performance certificate (EPC)

1 Copper Beach, Our Area Bournemouth, Dorset BH10 5DE	Energy rating C	Valid until 23 January 2034 Certificate reference 1734-1128-7000-0104-4228
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Property type	End-terrace bungalow
Total floor area	46 square metres

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

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