

BOWER ROAD BOURNEMOUTH



£699,950
FREEHOLD

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BOWER ROAD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- CLASSIC QUEENS PARK 3 bedroom house in favoured road
- Very handy for the excellent local schools
- Close to both Strouden Park and Queens Park
- LARGE CONSERVATORY is delightful extra living space
- Lounge plus separate dining room/study

DELIGHTFUL 3 BEDROOM HOUSE in favoured Queens Park road. Handy location for local schools and parkland nearby. LARGE CONSERVATORY is a great feature. Main bathroom and en suite. Mature garden with LARGE SUMMERHOUSE. A LOVELY WELCOMING HOME

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A DELIGHTFUL CHARACTER 3 BEDROOM HOUSE in a particularly quiet area with the woodland and parkland of Strouden Avenue close by, and the open space and fairways of Queens Park a short walk away. Its not too far away from local facilities, though, including the Castlepoint Shopping Centre a short drive away on Castle Lane West.

The house has been much improved over the years, including the addition of a LARGE CONSERVATORY that is delightful extra living space. A tranquil lounge has doors through to the conservatory, and features a MINSTER STYLE FIREPLACE with flame-effect gas fire.

Much of the ground floor, whilst largely carpeted, has parquet flooring, which is shown to good effect in the Study/Dining Room. Fitted with plenty of units, the kitchen has a 5-ring gas hob and double electric oven, and white enamel sink. There a door through to the conservatory via a small lobby and also door to the adjacent utility room (with a butlers sink).

Ground floor accommodation is completed by a cloakroom. Bedroom 1 is a through room and has a full wall length range of fitted furniture. Bedroom 2 is another large room, with steps down to an EN SUITE BATHROOM and another area ideal as a dressing room.

The other bedroom is a single room and there is a BATHROOM fitted with a white suite of bath, shower cubicle with oversize showerhead, w.c. and vanity wash basin.

Windows are UPVC double glazed and central heating is gas fired, with Glow-worm boiler in the garage.

The rear garden has 2 patio areas, lawn and abundant shrubs, together with fishpond. A LARGE SUMMERHOUSE would make an ideal place to WORK FROM HOME.

There is paved parking space to the front and INTEGRAL GARAGE. For anyone wishing to commute out of Bournemouth, the Wessex Way is not too far away, and cosmopolitan Charminster with its eclectic range of shops and cafes is also easily reached.

Council Tax Band E

A LOVELY, WELCOMING HOME IN A GREAT LOCATION

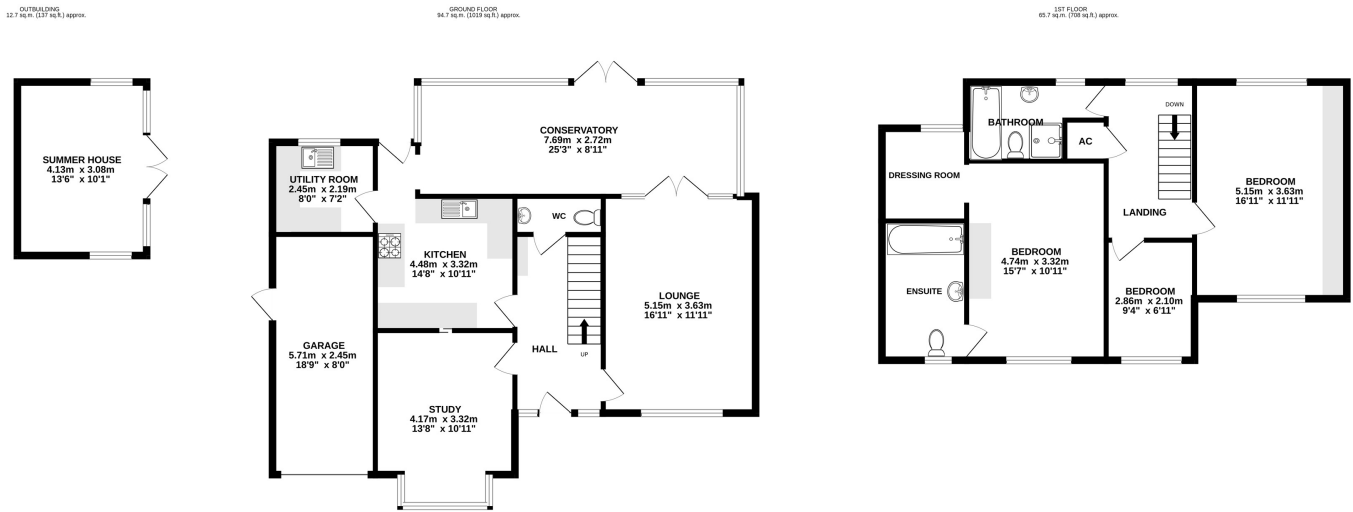
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TOTAL FLOOR AREA: 173.1 sq.m. (1863 sq.ft.) approx.

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.
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