

# COBHAM ROAD

## BOURNEMOUTH



£399,950  
FREEHOLD

**paulwatts**

# COBHAM ROAD



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 75        |
| (55-68) <b>D</b>                            |  | 62                      |           |
| (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 |           |

- IDEAL FAMILY HOME
- 4 Bedroom semi detached house in quiet road
- Short walk to REDHILL PARK, local shops and bus stops
- 2 separate receptions rooms
- 2 DOUBLE BEDROOMS and 2 SINGLES
- UPVC double glazing and gas central heating

IDEAL FAMILY HOME 4 bedroom semi-detached house in quiet Moordown Road. Short walk to Redhill Park, local shops and bus stops. Driveway leads to SECURE PARKING AND GARAGE. A well loved home with SCOPE FOR CHANGE. NO FORWARD CHAIN

## COBHAM ROAD

IDEAL FAMILY HOME in the popular Moordown area of Bournemouth  
A spacious 4 bedroom semi detached house in a QUIET YET  
CONVENIENT location within easy reach of shops, bus stops etc on both  
Castle Lane West and Wimborne Road

The house has 2 separate reception rooms, with cosy lounge at the front  
and dining room at the rear

The kitchen is a BRIGHT L-SHAPED ROOM with double aspect windows,  
having a range of units with butchers block style worktops, space for the  
usual appliances and for table and chairs

Ground floor accommodation is completed by a cloakroom

There are two double bedrooms and two single rooms, one currently  
used as a study

The bathroom is fitted with a white suite including bath with Triton shower  
fitted over

Windows are UPVC DOUBLE GLAZED and central heating is gas Main  
boiler in kitchen

The REAR GARDEN has a patio adjacent to the house, lawn and rear  
timber deck and features FRUIT TREES (apple, pear and plum) together  
with rhubarb, raspberries, tayberries and blackberries

Parking is available at the front of the property and the drive continues via  
a screen gate for further secure parking and a LARGE GARAGE

For families, there are excellent schools in the local area, and the open  
space, caf and play facilities of Redhill Park are a short walk away

The house has clearly been well looked after but there is scope for new  
owners to make changes to suit their lifestyle

Council Tax Band C

FOR SALE WITH NO FORWARD CHAIN!

£399,950

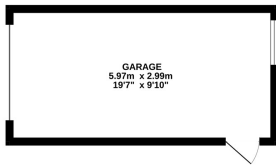
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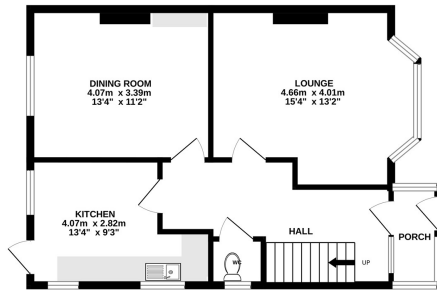
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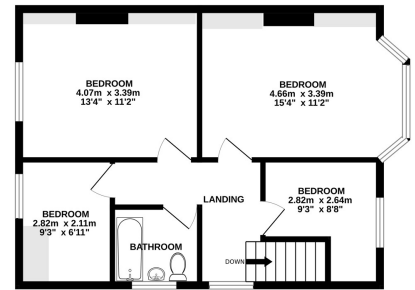
GARAGE  
17.8 sq.m. (192 sq.ft.) approx.



GROUND FLOOR  
53.7 sq.m. (578 sq.ft.) approx.



1ST FLOOR  
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA: 122.8 sq.m. (1322 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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