



Corbin
& Co.



Corbin
& Co.



Corbin
& Co.

High Howe Lane, Bournemouth, Dorset

3 1 2

Asking Price £450,000



Corbin & Co proudly presents this charming ranch-style detached bungalow, nestled away on a tranquil lane in Bearwood, BH11. Situated on a generous triangular plot, the property boasts ample parking for multiple vehicles, including an integral single garage, and offers the exciting opportunity for personalized updates, as it awaits cosmetic modernisation throughout.

Nestled within a select enclave of properties along High Howe Lane, this residence exudes an exclusive ambiance, secluded from the main road by lush, mature hedging that ensures privacy and tranquility. A spacious tarmac driveway welcomes you, providing parking convenience and easy access to the garage.

Step through the central front door into a welcoming entrance hallway, where doors lead gracefully to all rooms. The bright and airy lounge/diner, with its dual aspect and access to the rear garden via a charming conservatory, offers an inviting space for relaxation and entertaining.

At the heart of the home lies the kitchen, overlooking the rear garden and offering ample storage and workspace. The main bedroom, a generously sized double, enjoys serene rear garden views and boasts a convenient walk-in wardrobe and en-suite shower room. Two additional bedrooms, one featuring fitted bedroom furniture, and a family bathroom complete the accommodation.

Surrounding the property, the gardens wrap around on all sides, with the frontage offering a blend of parking space and lawn. The rear garden extends gracefully and features two timber sheds, a greenhouse, and a vegetable produce area, with the remainder thoughtfully landscaped for low-maintenance upkeep.

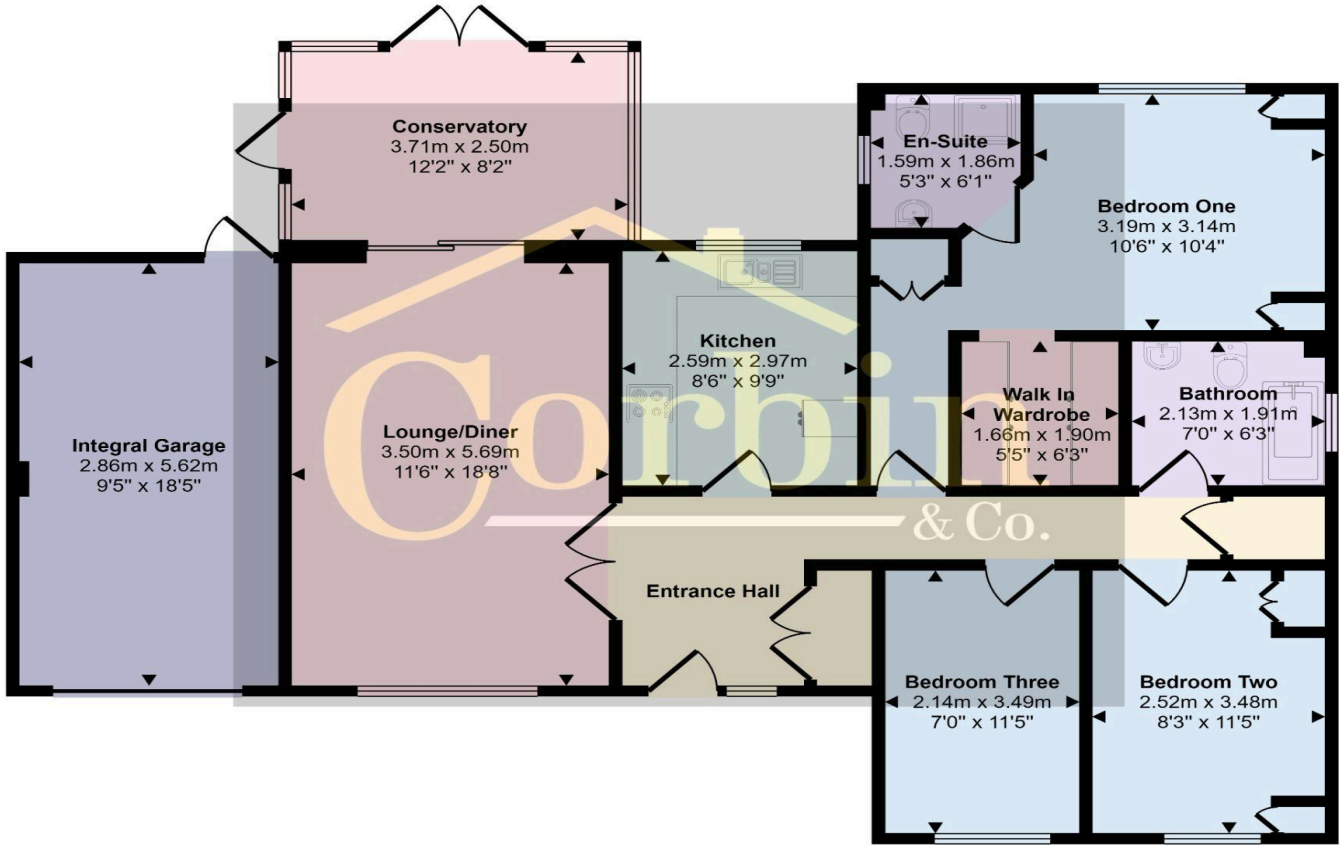
Perfectly situated between Bournemouth, Poole, Wimborne, and Ferndown Town Centers, this property provides easy access to local amenities, shops, schools, and transportation links, ensuring convenience for residents. Nearby, a retail park awaits, offering a diverse array of shops and amenities.

To arrange a viewing and explore the potential of this delightful property, please contact us at 01202 519761.





Approx Gross Internal Area
112 sq m / 1207 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

Corbin & Co, 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

sales@corbinandco.com

