

TWEEDALE ROAD BOURNEMOUTH



Guide Price of £360,000
FREEHOLD

paulwatts

TWEEDALE ROAD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- 3 bedroom semi-detached house in QUIET CUL-DE-SAC
- Set around a LARGE CENTRAL GREEN SPACE
- PARKING FOR SEVERAL VEHICLES
- Side driveway leading to DETACHED GARAGE
- Through lounge/dining room with door to garden

Situated in a quiet cul-de-sac is this 3 BEDROOM SEMI DETACHED HOUSE. Through lounge/dining room. Parking at front plus DETACHED GARAGE. Great location for families, close open space and good schools. NO FORWARD CHAIN and POTENTIAL TO IMPROVE.

TWEEDALE ROAD

BY ORDER OF THE EXECUTORS

THREE BEDROOM SEMI DETACHED HOUSE situated in a quiet cul-de-sac just off Broadway Lane, set around a LARGE CENTRAL GREEN SPACE

The property has the benefit of a side driveway, via gates, to DETACHED GARAGE

There is also PARKING FOR SEVERAL VEHICLES at the front of the house

The property has clearly been well looked after over the years, but now offers scope to make changes to suit the new owners

Leading off the entrance hall is a cloakroom with white w.c.

A THROUGH LOUNGE/DINING ROOM is a really good size, with a view at the front toward the central green space

The kitchen is fitted with white fronted units, and has space for slide-in cooker, upright fridge/freezer and washing machine.

Upstairs there are two DOUBLE BEDROOMS and a single bedroom

The former bathroom has been converted into a WET ROOM

Windows and doors are UPVC double glazed and central heating is provided by a gas fired boiler

The rear garden is a great feature, with paved patio areas, lawn and flower and shrub borders, and has a timber summerhouse

The River Stour and Stour Valley Way are a short distance away for lovely views and walks

Popular local schools include the two Bournemouth grammar schools and Muscliff Primary School

There are local shops and bus routes along nearby Castle Lane, including the Castlepoint Shopping Centre

Council Tax Band C

NO FORWARD CHAIN

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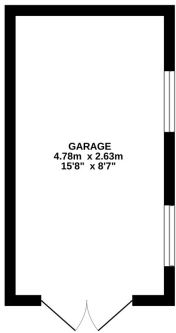
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

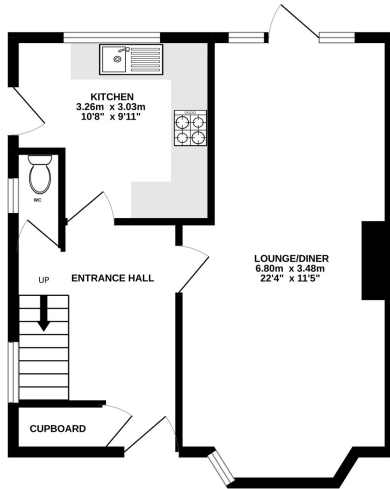
The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a yellow-green color. The text is set against a solid black rectangular background.

TWEEDALE ROAD

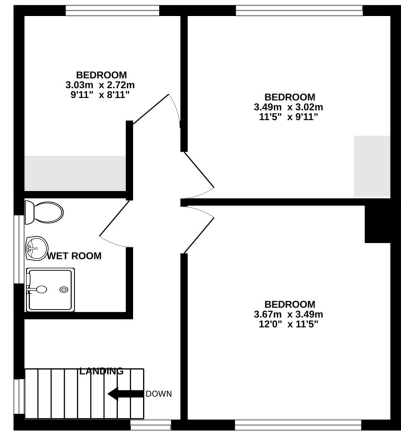
GARAGE
12.5 sq.m. (135 sq.ft.) approx.



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 97.5 sq.m. (1050 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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