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Energy Efficiency Rating	
Current	Potential
66	85
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Headswell Gardens, Bournemouth, Dorset



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The Accommodation -

Porch

The house is accessed through a UPVC double-glazed front door into a porch area with a further secondary fully-glazed door leading to the spacious hallway with doors leading into -

Entrance Hall

Spacious hallway with Loft access, airing cupboard with immersion heater, storage cupboard with shelving, doors leading off to all rooms -

Loft - Part boarded and part insulated loft with water tank.

Lounge/Diner 18' x 13'9" (5.49m x 4.19m max)

To the left we have the door leading to the spacious Lounge/Diner offering a front aspect UPVC window, and a side frosted window, offering plenty of natural light, there is a working order fireplace with brick surround to give it that cosy feel.

There is a coved and textured ceiling with two ceiling lights, dimmer switches, two radiators, TV point.

Kitchen 13'11" x 6'7" (4.24m x 2.01m)

The Kitchen has a selection of wall and base level pine units with black granite rolltop work surfaces, black tiled splashbacks, black mixer sink with drainer and extendable mixer tap. There is a UPVC double glazed window overlooking the front aspect.

Fitted AEG electric oven with AMICA four ring gas hob with extractor hood over. Space and plumbing with Samsung washing machine and full height freestanding Hotpoint fridge/freezer. LED spotlights to ceiling, floor mounted Potterton boiler and UPVC frosted door leading to the carport. Telephone and TV point.

Bathroom Underfloor heated tiles fully tiled bathroom with modern white panel bath with mixer tap and shower attachment and a further separate power shower over. There is an integrated wash hand basin with storage under, additional fitted shelving cupboard. Frosted UPVC window to the side aspect.

Separate Cloakroom UPVC frosted window to the side aspect. Low level WC and part tiled with integrated hidden cistern which has built in storage cupboards each side.

Master Bedroom 13'1" x 12'6" (3.99m x 3.81m)

Spacious, bright and airy master bedroom which benefits from having two sets of fitted wardrobes with cabinets and cupboards over. Large double glazed window overlooking the patio/veranda and rear garden. TV point.

Bedroom Two 13'1" x 12'6" (3.99m x 3.81m)

Spacious bedroom which has UPVC double glazed patio doors to the rear aspect. Tv and telephone point.

Bedroom Three 11'8" x 8'10" (3.56m x 2.69m)

Spacious single corner bedroom with double glazed window to the rear aspect.

Rear Garden

The rear garden has a beautiful large patio area with a large luxury covered wooden veranda, an outside LED floodlight with PIR motion light and surrounded by a beautiful array of plants/flowers.

Leading onto a fully lawned grass area with a mixture of shrubs and flowers, fruit bushes, and a greenhouse at the rear.

The garden is enclosed by fencing and has a side gate leading to the carport.

Gated access leading to carport and garage.

Front Garden

The front garden is a large lawned area with a mix of flowers and shrubs and pathway leading to front door and side.

There is a large driveway leading to carport.

To the front of the garden boundary it is enclosed by a small hedge and low level wall with fencing above.

Carport - Exceptionally lengthy carport easily accommodating space and parking for 2-3 vehicles. Outside light midway down and outside tap.

Access to garage.



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