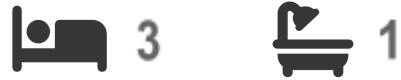


Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500). Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
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)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	82



Beverley Gardens, Ensbury Park



The Accommodation-

Entrance Hall-Double glazed front door welcoming you into the entrance hallway. Painted textured ceiling with glass feature light fitting. Obscure double glazed window with side aspect. Stairs leading up to first floor landing and under stairs storage cupboard. Radiator. Door to -

Lounge / Diner 23'11" x 11'11" (7.27m x 3.63m) Front aspect double glazed lead lighted window, with rear aspect sliding doors leading out to the Conservatory. Modern decor with Burley wood painted burning stove and Art Nouveau fire surround. Archway separating lounge and dining area with featured exposed brick fireplace with solid wood ledge. Sliding UPVC patio doors leading to conservatory. Door to side leading to

Kitchen - 12'04" x 6'11" (3.76m x 2.11m) Extensive range of matching wall and base units with ample work surfaces over integrating a stainless steel sink and drainer unit. integrated gas hob and electric oven. Space and plumbing for low level fridge/freezer and washing machine. Worcester combi boiler, Textured ceiling with exposed wood beams, led spotlights and walls with tiled splashbacks. Side aspect double glazed window with single glazed door leading to -

Conservatory 17'11" x 5'11" Double glazed conservatory leading out to the rear garden. Underfloor heating. Radiator. Door leading out to rear garden. From the hallway stairs lead to : First floor landing Side aspect obscure double glazed window. Painted textured ceiling, papered walls with dado rail and carpeted flooring. Loft hatch with pull down ladder providing access to.. Doors to Bedrooms/Bathroom and WC. Loft hatch with pull down ladder providing access to -

Loft Room - (No Building regulations) 13'6" x 10'7" Painted smooth ceiling and walls with carpeted flooring and exposed featured wooden beams. Rear aspect double glazed velux window. Power points and lighting. Door to storage in the eaves.

Bathroom -Modern white suite comprising a panelled bath with electric shower over. Pedestal wash hand basin. Radiator. Painted smooth ceiling with painted and tiled walls. Double glazed obscure window with side aspect. Separate WC Side aspect obscure double glazed window. Painted smooth ceiling with dado rail separating wooden panelled bottom walls and painted smooth top.

Bedroom One 12'06" x 9'6" to Wardrobe Front (3.81m x 2.73m) Rear aspect double glazed window. Painted wooden ceiling with painted walls and laminate wood flooring. Radiator and power points. Range of fitted wardrobes and units either side of the chimney stack.

Bedroom Two 11'02" x 10'00" (3.41m x 3.05m) Front aspect double glazed lead lighted window. Painted smooth ceiling with painted walls and carpeted flooring. Radiator and power points. **Bedroom Three** 8'00" x 6'09" (2.43m x 2.06m) Front aspect double glazed window. Painted wooden ceiling with painted walls and carpeted flooring. Radiator and power points.

Rear Garden -The approx 90ft rear garden is beautifully laid to lawn with an extensive and stunning array of flowers, shrubs and plants. There are two storage sheds, patio with steps leading down to the garden from the Conservatory. gated side access to front driveway and a cellar.

THREE BEDROOMS

90FT REAR LANDSCAPED GARDEN

LOFT ROOM WITH SKYWINDOW & CELLAR

LARGE SPACIOUS LOUNGE/DINER

MODERN BATHROOM

FITTED KITCHEN

CONSERVATORY

GAS CENTRAL HEATING

COUNCIL TAX BAND C



Guide Price £385,000

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