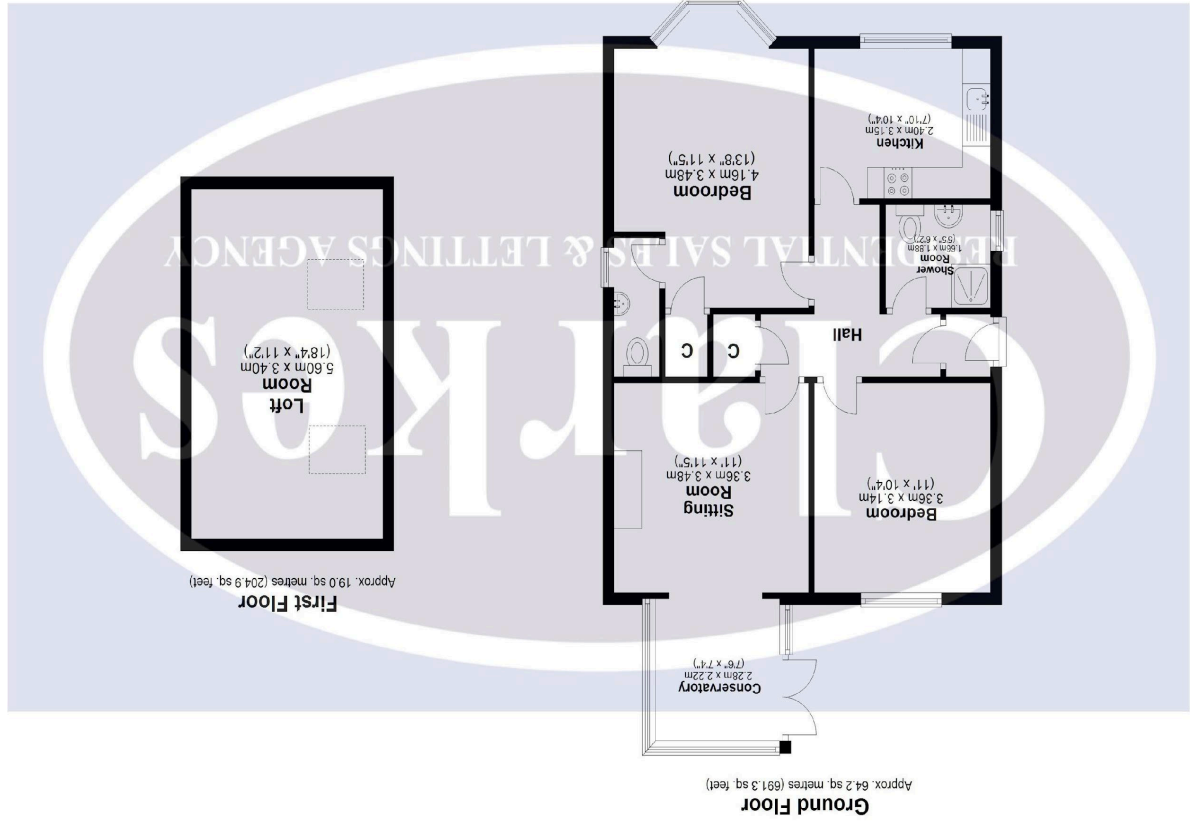


Total area: approx. 83.3 sq. metres (896.3 sq. feet)  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission or misstatement. This plan is for illustrative 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. Plan produced using Franap.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		59	
England, Scotland & Wales			



# Heaton Road, Bournemouth, Dorset



## The Accommodation -

**Front Garden -** The Property has a tarmac driveway with space and parking for at least 2 cars, and a front paved garden area which is surrounded by a low brick wall with an array of shrubs and plants to the borders. Low level black iron cast gates leading to the side of the property and front door, and wooden gated access leading to the rear garden.

The property is accessed by a UPVC double glazed front door leading into small porch which has half panelled wood walls and a dado rail and wooden door with glass panels opening up into spacious entrance hallway which has laminated flooring.

## Hallway -

There is a dado rail and white wood panelled walls halfway down. Laminated flooring, doors leading off to all rooms. Storage cupboard with shelving, Covered radiator. Loft access to converted Attic Room.

## Attic Room -

Spacious converted Attic room, it has 2 Velux windows which lets in an abundance of light and was previously used as an artists studio,

## Bathroom-

The shower room has vinyl flooring, a frosted UPVC double glazed window to the side aspect. Tiled walls. White chrome heated towel rail, Low level white WC, wash hand basin, shower cubicle with triton power shower. LED inset spotlights to ceiling.

## Bedroom Two -

Large bedroom with UPVC double glazed window overlooking the rear aspect. Carpeted floor, Part white wood panelled walls with dado rail. Covered radiator. Kitchen - Wooden door with glass panel leading into the Kitchen. There is vinyl flooring and LED inset spotlights to ceiling. Large UPVC double glazed window with roller blind overlooking the front aspect. Stainless steel sink A range of cream fitted wall and base level units with pine worktops over. Space and plumbing for cooker, washing machine and fridge/freezer. Glow worm boiler

## Master Bedroom

Wooden door with glass panels leading into large and spacious Master bedroom which has a large UPVC double glazed bay window overlooking the front aspect. There is white wooden panels to the walls with dado rail halfway down. Laminated flooring. Storage cupboard. There is a half suite which comprises low level wc and wash hand basin.

## Lounge -

There is a large and spacious lounge which has an electric fire and feature fireplace with surround, Carpeted flooring. Part white wood panelled walls with dado rail. Covered radiator. Archway leading to UPVC double glazed conservatory.

## Conservatory-

The Conservatory is a lovely addition to the lounge and has a tiled floor, UPVC patio doors out onto the garden.

## Rear Garden-

There is a good size patio area and the rest of the garden laid to lawn, Surrounded by wood panel fencing. Two wooden garden sheds.

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**TWO DOUBLE BED BUNGALOW**

**CONSERVATORY**

**SOUTHERLY FACING REAR GARDEN**

**SHOWER ROOM AND HALF-SUITE TO MASTER BEDROOM**

**DRIVEWAY AND OFF ROAD PARKING**

**GAS CENTRAL HEATING & UPVC DOUBLE GLAZING**

**NO ONWARD CHAIN**



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