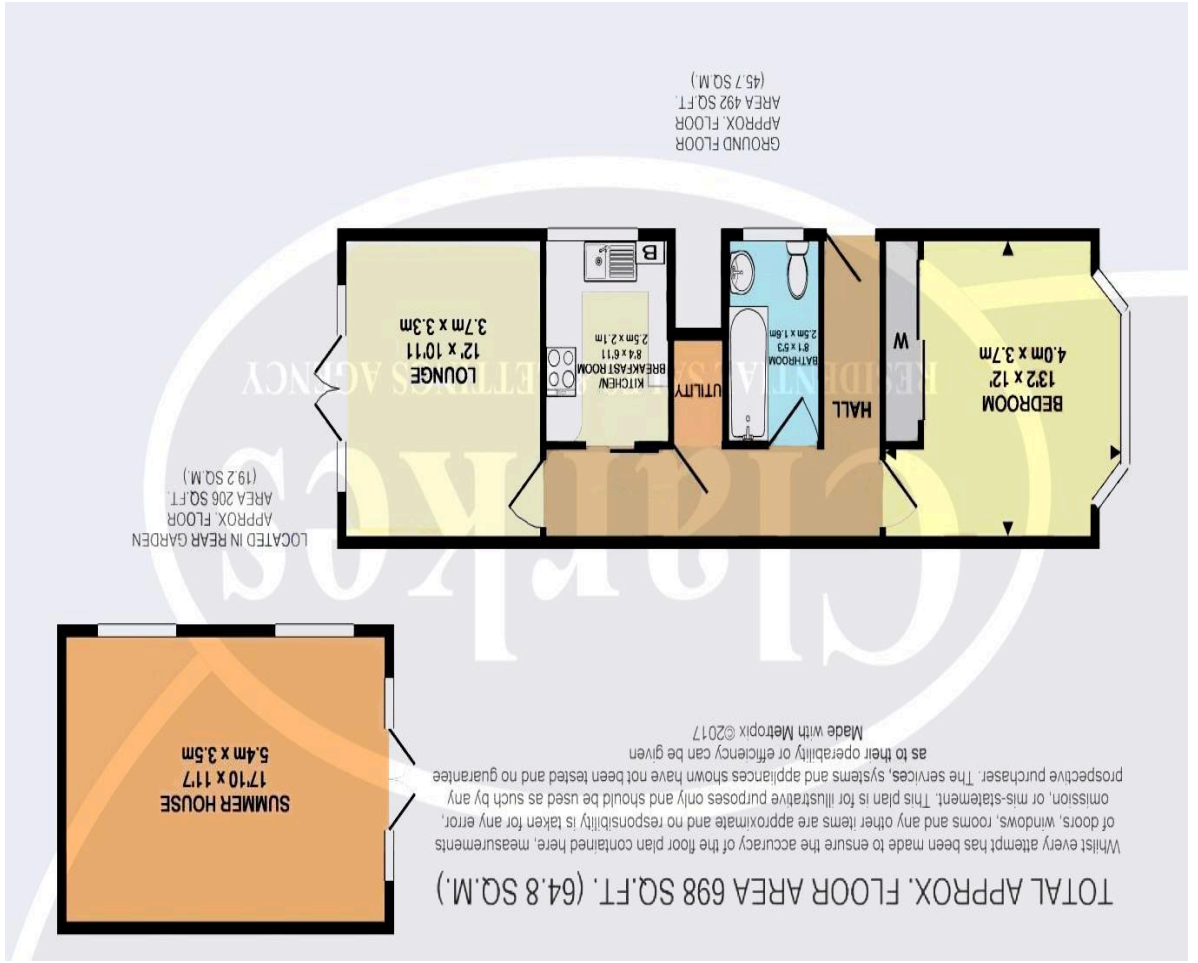


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	(65-68) D
	66	E (39-54)	(75) C
	75	F (21-38)	
		G (1-20)	



# Hood Close, Bournemouth, Dorset



## STUNNING GROUND FLOOR ONE BEDROOM FLAT

Situated at the end of a quiet Cul-de-sac just a short distance from local shops and bus routes. The property is beautifully presented with large double bedroom, modern fitted kitchen, bathroom and lounge with French doors out onto a low maintenance rear garden with large summer house.

### ENTRANCE

Via a private UPVC secure front door you are welcomed into a bright spacious hallway featuring built-in storage cupboard

### BEDROOM 13'2" x 12'0" (4.01m x 3.66m)

Spacious double bedroom with built-in wardrobes with sliding doors and double glazed bay window to the front aspect.

### KITCHEN/BREAKFAST ROOM 8'4" x 6'11" (2.54m x 2.11m)

Modern fitted kitchen with matching base and eye level wall unit with roll-edge laminate work surfaces and tiled splashback. Inset one and a half bowl stainless steel sink unit with mixer tap over. Space for fridge freezer. Inset electric hob with oven below and extractor fan over. Breakfast Bar. Wall mounted boiler. uPVC obscure double glazed window to the side aspect.

### BATHROOM 8'1" x 5'3" (2.46m x 1.60m)

Panelled bathtub with stainless steel shower head over. Pedestal hand wash basin. Low level WC. Radiator. Tiled flooring and part tiled walls. uPVC obscure double glazed window to the side aspect.

### LOUNGE 12'0" x 10'11" (3.66m x 3.33m)

Spacious lounge with double French doors leading out to the rear garden. Radiator.

### SUMMER HOUSE 17'10" x 11'7" (5.44m x 3.53m)

Large timber summer house at the end of the rear garden with electricity and light. Would be ideal for a study/office for working from home.

### GARDEN

Low maintenance rear garden laid to artificial turf with plants and timber fence borders.

**GARAGE:** Property also comes with a garage which is at the rear in a block.

Council Tax: Band A

Share of Freehold

Maintenance: Split as and when



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**Asking Price £197,500**

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.