



house & son

Montrose Drive

Bournemouth, BH10 4AY

Guide Price £350,000

- Detached Bungalow
- Three Double Bedrooms
- Lounge/Diner
- Modern Fitted Kitchen
- Easy Maintenance Gardens
- Off Road Parking
- Attached Garage
- Close to Amenities



HOUSE & SON

House & Son are delighted to be able to offer for sale this circa 1970's-1980's build detached bungalow, located in a cul-de-sac at the ever popular Ensbury Park. The local area supports shopping, travel links, recreational parks and good primary and secondary schools. The accommodation comprises a spacious entrance hall, lounge/diner, recently re-fitted kitchen/diner with built in integrated appliances, three double bedrooms and modern four piece bathroom including glazed shower enclosure. Externally, there is easy maintenance garden to front, driveway for several vehicles leading to attached garage and non-overlooked private lawned garden to rear. This versatile bungalow is offered for sale with no forward chain!

ENTRANCE

UPVC panelled front door.

ENTRANCE HALL

13' 0" x 8' 0 max" (3.96m x 2.44m)

"L-shaped" spacious reception area. provision for shoes and coats etc. Radiator. Built in two door closet housing gas fired boiler and storage. Access to loft

LOUNGE

16' 4" x 11' 5" (4.98m x 3.48m)

Full height double glazed window to front view over the lawned garden and cul-de-sac. A room with an abundance of natural light. Fireplace surround with inset electric fire. Step up hearth. Radiator. TV aerial/media connection point. Coved ceiling.

DINING ROOM/BEDROOM THREE/WORK FROM HOME

Double glazed window to side. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

13' 2" x 9' 8" (4.01m x 2.95m)

Modern fitted kitchen. Double glazed window to rear with view over private lawned garden. One and half bowl sink with drainer, mixer taps over. Fitted range of eye level cabinets with under pelmet down lighters. Complementing range of base units, incorporating drawers, inset five ring induction hob, chimney filter hood over. Double oven, integrated fridge/freezer. Integrated washing machine. Work top surfaces with upstands. Recessed ceiling downlighters. Breakfast bar/dining table. Radiator. UPVC double glazed door, access onto private lawned rear garden.

BEDROOM ONE

11' 0" x 10' 10" (3.35m x 3.3m)

Double glazed window to rear. Radiator. Coved ceiling.

BEDROOM TWO

13' 10" x 9' 10" to back of wardrobe" (4.22m x 3m)

Double glazed window to front. Radiator. Built in mirrored floor to ceiling sliding door wardrobe with organiser, shelving etc.

BATHROOM

9' 5" x 5' 10" (2.87m x 1.78m)

Obscure double glazed highline window to side. Four piece modern bathroom suite. Bath with side panel, telephone style mixer taps over with shower attachment, pedestal wash hand basin, glazed corner shower enclosure with hinged door, fitted tray and shower attachment, rising rail. Radiator.

FRONT GARDEN

Easy maintenance front garden. Potential for additional forecourt parking, if required.

DRIVEWAY

Wide driveway with tandem parking for approximately three vehicles, leading to attached garage.

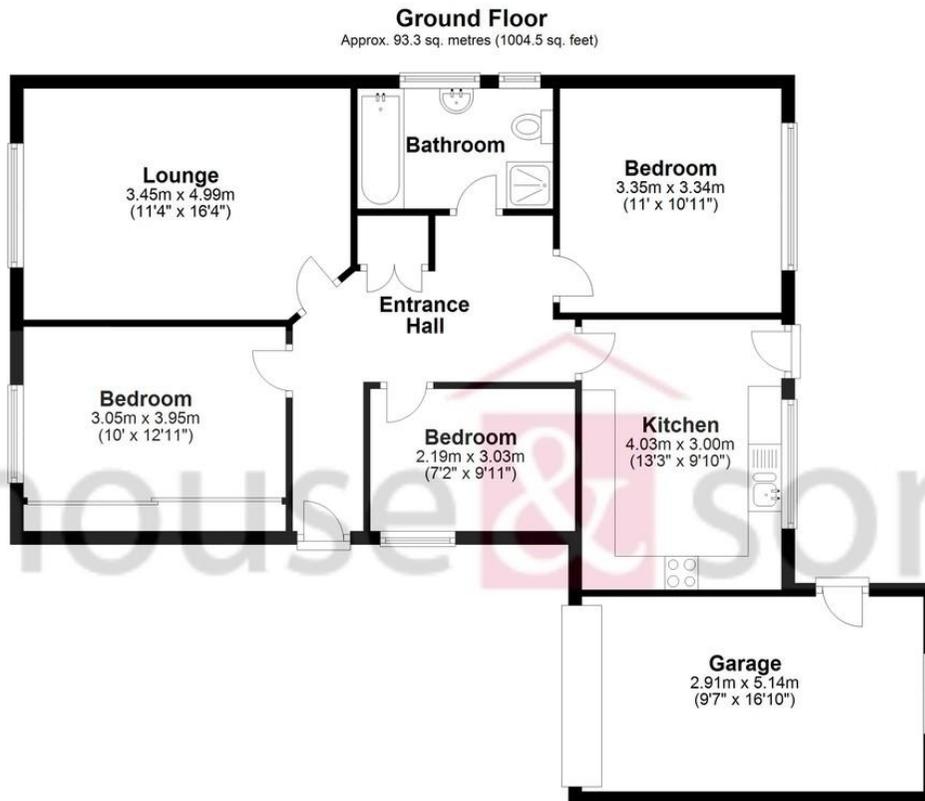
GARAGE

Garage with dual opening doors. Power and light. Personal access door to rear.

REAR GARDEN

The rear garden is private and non-overlooked. Lawned with mature screening hedge to rear boundary. Outside tap.





Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[English](#) | [Contact](#)

Energy performance certificate (EPC)

13 Bournemouth Drive Bournemouth, Dorset BH2 9JY	Energy rating D	Valid until 31 March 2022
Certificate number 850-1121-6106-6214-026		
Property type	Detached bungalow	
Total floor area	77 square metres	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements