



house & son

Meadow View Road

Bournemouth, BH11 9RD

£385,000

- Extended Detached Bungalow
- Two Bedrooms
- 29ft Kitchen/Dining Room
- 21'0 x 13'2 Living Room
- Good Size Easterly Aspect Rear Garden
- Driveway to Garage/Workshop
- Close to Shops and Transport Links
- Vacant Possession



HOUSE & SON

House & Son are delighted to be able to offer for sale this tastefully extended detached bungalow which has been well cared for by the current owners. The accommodation comprises entrance hall, extended living/dining room with patio doors to rear garden, modern fitted kitchen/extended dining room with patio doors to rear garden, two bedrooms, modern fitted shower room, gas central heating, front garden with driveway leading to tandem garage and good size rear garden with patio. The property is situated in a much sought after residential area with good transport links to both Bournemouth and Poole town centres. Local shops and facilities can be found at Bearwood, Bearcross and Ringwood Road. This property is offered with no forward chain and vacant possession.

ENTRANCE

UPVC double glazed door to entrance hall.

ENTRANCE HALL

Radiator, hatch to loft, coved ceiling.

KITCHEN/DINING ROOM

11' 9" x 8' 6" (3.58m x 2.59m)

One and quarter bowl, single drainer sink unit with flexi mixer tap, inset roll top work surfaces with range of high gloss finish cupboards beneath, electric cooker with extractor hood above. Further range of base units and matching wall mounted units, fully tiled walls. UPVC window to side, space and plumbing for washing machine.

DINING AREA

18' 2" x 8' 9 max" (5.54m x 2.67m)

Built in floor to ceiling cupboard housing wall mounted gas fired boiler serving central heating and hot water, slatted shelves. Radiator. Patio doors to rear garden, UPVC double glazed window to side.

LIVING ROOM

21' 0" x 13' 2" (6.4m x 4.01m)

UPVC double glazed window and French door to rear garden. Feature fireplace surround with inset electric fire, two wall light points, coved and smooth ceiling, two radiators.

BEDROOM TWO

12' 5 into bay" x 11' 0 to wardrobe" (3.78m x 3.35m)
UPVC double glazed bay window to front. Floor to ceiling range of built in wardrobes. Radiator.

BEDROOM TWO

11' 10" x 7' 11" (3.61m x 2.41m)
UPVC double glazed window to side. Radiator. Coved and textured ceiling.

SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.75m)
Suite comprises walk in double shower tray with electric shower over, vanity unit with high gloss finish cupboard, inset wash hand basin, low level WC, heated towel rail, radiator, extractor fan and double glazed window to side.

GOOD SIZE REAR GARDEN

Patio area abuts property with low feature wall, gate to driveway. The remainder of the garden is laid to lawn with various well established shrubs and trees. Two outside sheds, outside lighting.

FRONT GARDEN

Approximately 53'0 in length x 10'6 wide driveway. Outside tap, meter cupboards, outside lighting.

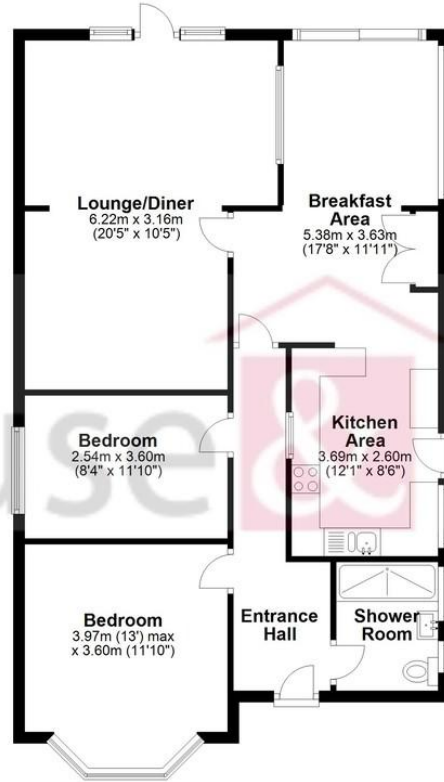
GARAGE/WORKSHOP

47' 2" x 9' 3" (14.38m x 2.82m)
Up and over door to front, double doors to rear garden, power and light, fitted work bench.



Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 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)

Selection Date: 20/06/2018 20/06/2018	Energy rating D	Valid until 20 June 2024
Certificate number 7104-6128-0000-8004-0208		

Property type	Detached bungalow
Total floor area	86 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