

Energy Efficiency Rating	
Current	Potential
57	71
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



Heaton Road, Bournemouth, Dorset



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CLARKES are delighted to present this modern, turn-key, three-bedroom semi-detached family home. This beautifully designed property offers the perfect blend of comfort and style, featuring double glazing and gas central heating throughout for optimal efficiency. With 1930s features such as high ceilings, bay windows, and feature fireplace. This home provides a warm and welcoming environment ideal for family living and outside play/entertainment.

Key Features:

- Kitchen:
 - o Integrated Zanussi oven
 - o Separate integrated fridge and freezer
 - o Cream gloss fitted cupboards with space for a washing machine and tumble dryer
 - o Glowworm boiler installed in 2021

Lounge/Diner:

- o Originally two reception rooms, now open plan with storage and feature fireplace/surround.
- o Parquet-style flooring
- o French doors leading to the rear garden

Three Bedrooms:

- Two spacious double bedrooms
- One single bedroom
- All with contemporary style and décor

Bathroom:

- o Bath/shower with chrome fixtures and fittings
- o White suite with under-sink storage
- o Chrome heated towel rail
- o Large, double-glazed window

Outside:

- o Large, secure, and private rear garden, low maintenance as returned April 2024
- o Garage with electrics and a flat felted roof
- o Lean-to for additional storage

This beautiful, move-in-ready home is perfect for modern family living. Schedule a viewing today to experience all it has to offer.

3 BEDROOM SEMI DETACHED HOUSE

OFF ROAD PARKING & GARAGE

LARGE SECURE - LOW MAINTENANCE REAR GARDEN

LEAN-TO FOR ADDITIONAL outside STORAGE

MODERN GLOSS KITCHEN with INTEGRATED APPLIANCES

TURN-KEY MODERN FAMILY HOME

Council Tax Band C

Guide Price £350,000



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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.