



49 Strathmore Road, Muscliff, Bournemouth, BH9 3NT



A surprisingly spacious 4 bedroom detached chalet style bungalow offering flexible accommodation with a southerly facing garden, situated close to Stour Valley Nature Reserve

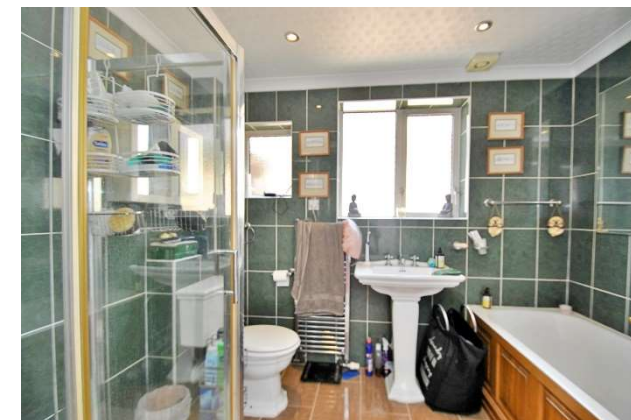
- 4 bedrooms
- Sitting room, plus a solid roof conservatory
- Kitchen/breakfast room
- 2 bathrooms
- Driveway parking
- Detached garage and workshop
- Southerly facing garden
- Desirable location
- PV solar panels
- Close to riverside walks

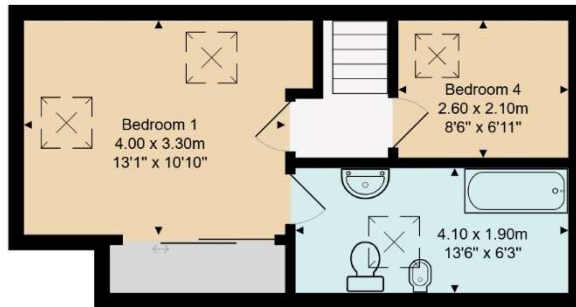
ASKING PRICE:

£500,000 (Freehold)

EPC RATING:

Band - C





Total Area: 129.0 m² ... 1389 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is situated in a quiet residential location lying within a short walk of the River Stour and open green space. There are a number of shops, amenities and bus routes close by. Further afield Castle Point shopping centre is less than 2 miles away and the larger towns of Bournemouth and Ferndown are within easy reach.

THE PROPERTY

This spacious detached home offers flexible accommodation, a particular feature is the secluded southerly facing garden. The accommodation briefly comprises;

An entrance porch leads the reception hall that has a fitted under stair cupboard. The sitting room has a feature fire place with an open fire. An archway connects to the conservatory which has a solid roof. Double doors give access to the garden.

The spacious kitchen breakfast room offers a good range of base and eye level units. Fitted appliances include a double oven, microwave, gas hob and dishwasher with matching fascia units.

On the ground floor are two double bedrooms, both with fitted wardrobes and a bathroom with a four piece suite.

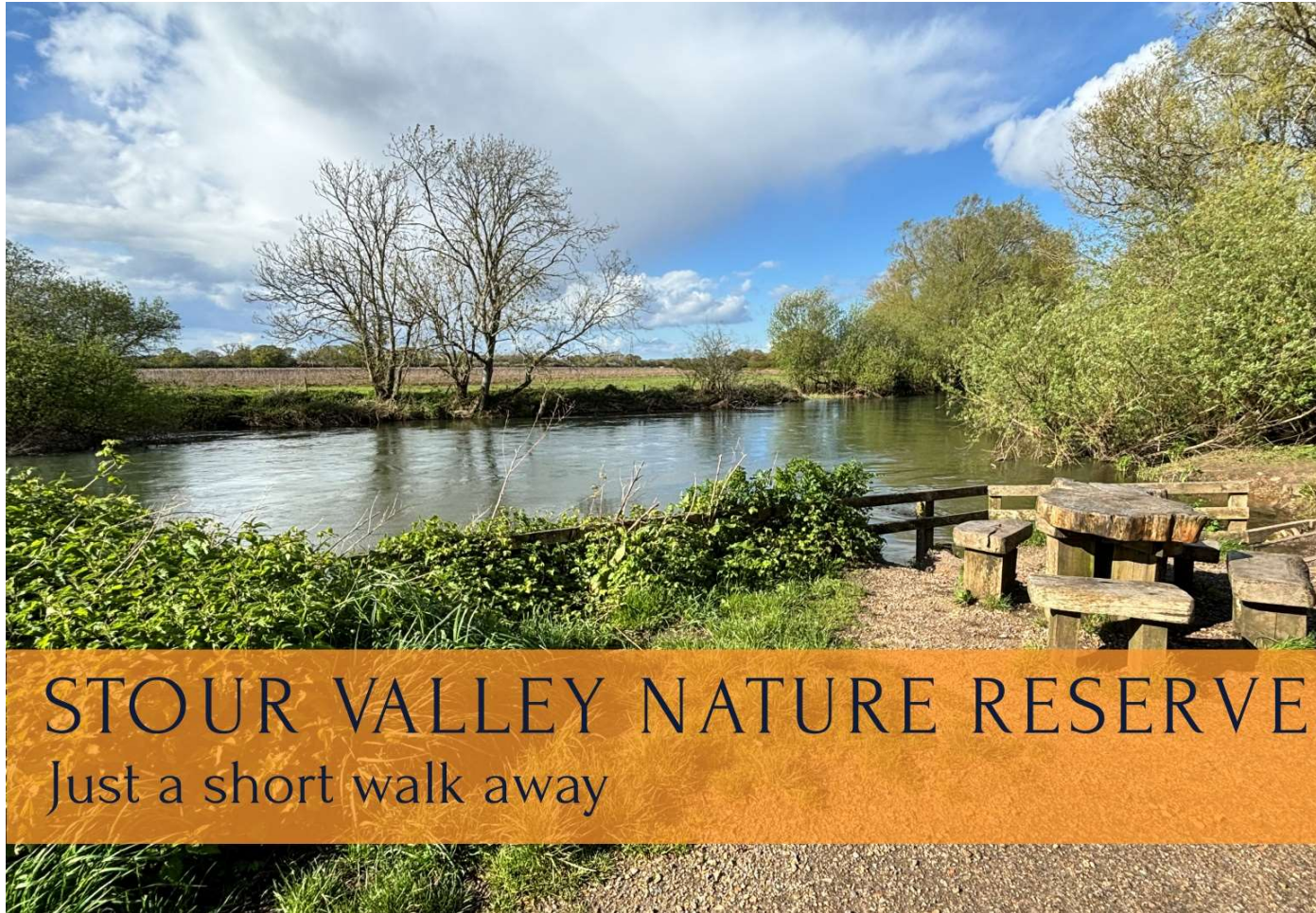
Upstairs there are two further bedrooms. Bedroom one also has fitted wardrobes and en-suite bathroom with a four piece suite.

Outside there is driveway parking. Double gates lead to the detached garage (4.7m x 2.5m). The front garden has an artificial lawn and planted borders.

The rear garden enjoys a good degree of seclusion. There is a patio terrace along the rear of the property. Steps lead to an artificial lawn bound by mature planted borders. There is a large timber workshop (4.7m x 2.6m) with power and light.

ADDITIONAL INFORMATION

Council tax – D



STOUR VALLEY NATURE RESERVE

Just a short walk away



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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