



Bramley Road

Bournemouth, Dorset BH10 5LU

Offers In Excess Of
£360,000

- Detached Chalet
- Living Room
- Dining Room with Arch to Modern Kitchen
- Four Double Bedrooms
- Modern Throughout
- Gas Central Heating
- UPVC Double Glazing
- Private Rear Garden



Entrance

UPVC double glazed front door to

Entrance hall

Feature wooden concealed radiator, wall mounted thermostat and programmer, built in tall cupboard.

Utility cupboard

Space and plumbing for washing machine and further appliance. UPVC double glazed window.

Living room

15'5 x 11'9

UPVC double glazed bay window to front, radiator, smooth ceiling with recess downlighters, wooden floor, wall mount for TV set, white finish plinth.



Kitchen

11'11 x 8'9

Comprehensive shaker style fitted units incorporating block style oak finish work surfaces, integrated dishwasher, stainless steel single drainer sink unit, three drawers wine rack, integrated fridge/freezer, "Rangemaster" cooker incorporating five ring gas, two built in ovens and grill, matching extractor canopy, UPVC double glazed window overlooking rear garden, UPVC double glazed stable door to drive, wooden floor, smooth ceiling, recess downlighters. Arch to

Dining room

12'7 into stair x 11'9

UPVC double glazed patio doors to rear garden, radiator, media station area, smooth ceiling, recess lighting.



Bedroom one

12'2 into bay x 11'8

UPVC double glazed bay window to front, radiator, smooth ceiling, recess downlighters.

Bedroom two

11'11 x 7'8

Wooden floor, radiator, window to side, smooth ceiling, recess downlighters.

Bathroom

Suite comprises panelled bath with mixer tap and built in shower over, fitted screen, vanity unit with high gloss finish cupboard beneath, mixer tap, wall mounted mirror, low level WC, chrome heated towel rail/radiator, tiled floor, tiled walls, double glazed frosted window to side, smooth ceiling, recess downlighters.

Stairs to first floor

Velux window.

Shower room

Walk in shower cubicle with built in shower over, vanity unit with inset wash hand basin, low level WC, UPVC double glazed frosted window to side, heated towel rail/radiator, extractor fan, wall mounted mirror.

Bedroom three

13'7 x 11'11

Sloping ceilings, two velux windows and further leaded light window to front, radiator, access to eaves space, built in wardrobe and cupboards.

Bedroom four

18'0 x 9'2

Sloping ceilings, radiator, UPVC double glazed windows to both side aspect and rear, built in eaves storage.

fencing.

Outside

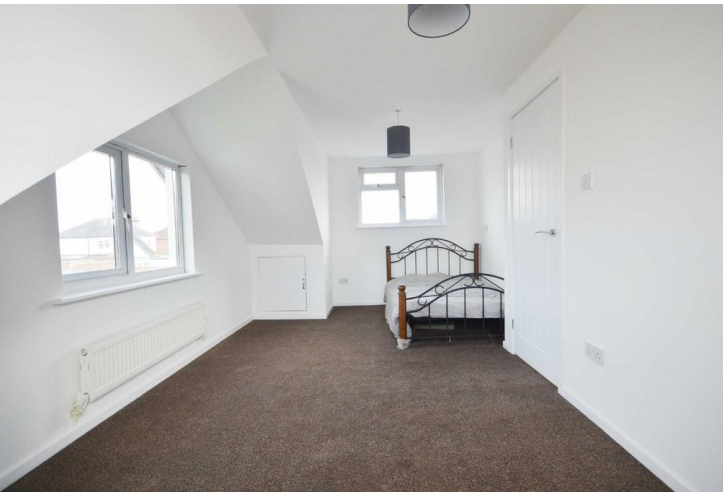
Front garden

Access via double gates leads to hardstanding providing ample off road parking, low brick boundary wall. Further double gates to shared driveway to

Garage

Rear garden

Mainly laid to artificial lawn with feature shrubs, patio with pergola and established climber plants, timber shed, ideal for BBQ area. Outside tap. Enclosed by low brick walling and

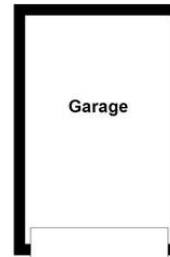




First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Outbuilding
Approx. 11.3 sq. metres (122.1 sq. feet)



Total area: approx. 130.7 sq. metres (1406.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
100-100	A			100-100	A		
90-100	B			90-100	B		
80-90	C			80-90	C		
65-80	D			65-80	D		
55-65	E			55-65	E		
45-55	F			45-55	F		
35-45	G			35-45	G		
1-35				1-35			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		6.5	8.0			58	75

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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 are 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