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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

An extremely well presented three bedroom detached character property with an impressive southerly aspect rear garden and double gated side access. This lovely home features a welcoming living room with an attractive fireplace, a dining area with feature flooring and French doors to the garden, a well fitted kitchen with contrasting work surfaces, three bedrooms - two of which feature bay windows, alongside a family bathroom. A standout highlight of this home is the potential for further enhancement, with our client having progressed planning with BCP for a bespoke garden building to the rear together with new rear vehicular access (CGI's attached for both) therefore presenting an exciting opportunity for those seeking additional space for a home gym, hobby studio, or dedicated home office.

The property occupies a super position in the highly popular area of Ensbury Park, ideally situated to take advantage of all the area has to offer. The location is well served with schools catering for children of differing ages and the property is also within comfortable reach of Redhill Park. Also close to hand is the Castle Point shopping centre and Ringwood Road retail park, and the larger town centres of Bournemouth and Poole are both within reach. With leisure in mind, there are miles upon miles of golden sandy beaches with promenade stretching from the famous Sandbanks to Southbourne and beyond in the other direction.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C		
(69-80)		
D	66	72
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFORMATION

- Agents Note - Proposed Garden Room and Rear Vehicular Access, CGI's shown for reference
- Garden Room - Certificate of Lawful Proposed Use Or Development (document on file)
- Rear Vehicular Access - Grant of Planning Permission (document on file)
- Tenure - Freehold
- Parking - Off Road Parking
- Utilities - Mains Electricity, Gas & Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- WELL PRESENTED CHARACTER HOME
- LARGE SOUTHERLY ASPECT REAR GARDEN
- GATED SIDE ACCESS
- THREE BEDROOMS
- FITTED KITCHEN
- OFF ROAD PARKING TO THE FRONT
- GREAT LOCATION
- GARDEN ROOM AND REAR VEHICULAR ACCESS - PLANNING GRANTED (CGI'S ATTACHED)
- TENURE - FREEHOLD

