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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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## 76b Surrey Road, Bournemouth, Dorset BH4 9HX

£500,000

### The Property

A wonderful opportunity to acquire a generously proportioned bungalow ideally located a moments stroll to Bournemouth Gardens with its scenic walks, and within walking distance of the vibrant village of Westbourne. Having been in the same family for many years, this two (formally three) bedroom bungalow offers a huge amount of potential with the possibility to extend, subject to the usual consents, and together with a garage and a mature, southerly aspect garden this is a must see home.

Occupying a super position across from Bournemouth Gardens - enjoy a leisurely stroll alongside the Bourne stream directly into Bournemouth town centre with its wide and varied range of shopping and leisure pursuits and beach/pier beyond, or in the opposite direction to Coy Pond, a haven for wildlife and a perfect spot for a picnic. The bustling village of Westbourne which has a more eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also a short distance away. Explore a little further and you will find Compton Acres with its spectacular gardens and Parkstone Golf Club where you can enjoy great golf.

### ENTRANCE HALL

Two storage cupboards.

### LOUNGE

16' 10" x 12' 6" (5.13m x 3.81m) UPVC double glazed window to the rear aspect, radiator, archway to dining room.

### DINING ROOM

15' 5" x 10' 10" (4.70m x 3.30m) Aluminium sliding double glazed door to the rear garden, radiator.

### KITCHEN

11' 11" x 10' 10" (3.63m x 3.30m) Front aspect UPVC double glazed window and UPVC double glazed door to the side, range of wall and base units, built-in four point hob and oven, space and plumbing for washing machine, space for fridge/freezer.

### BEDROOM ONE

16' 6" x 11' 4" (5.03m x 3.45m) Rear aspect UPVC double glazed window, radiator, built in mirror fronted wardrobes.

### BEDROOM TWO

11' 6" x 9' 7" (3.51m x 2.92m) Front aspect UPVC double glazed window, radiator.

### BATHROOM

Front aspect UPVC double glazed frosted window, low level w.c., wash hand basin and panelled bath.

### SEPARATE W.C.

Low level w.c. and wash hand basin.

### FRONT OF PROPERTY

The bungalow sits in generous mature grounds with an abundance of planting and tree surround providing a good degree of privacy, in and out driveway with off road parking for numerous vehicles.

### GARAGE

Power and light.

### REAR GARDEN

A delightful garden to the rear of the home which enjoys a private and southerly aspect, established surround with an area of lawn and patio.

### COUNCIL TAX - BAND E