

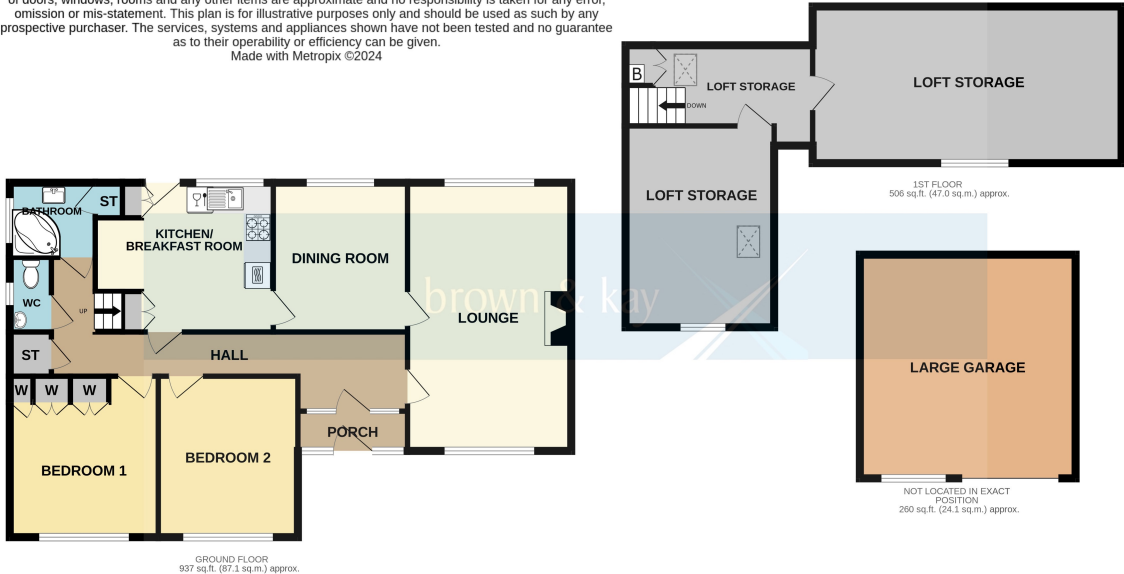


brown & kay

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property
Ombudsman
SALES

Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



12 Ipswich Road, Westbourne, Dorset BH4 9HZ

£675,000

The Property

A two bedroom detached bungalow with potential to create a further two bedrooms (stpp) now requiring some modernisation situated on an elevated plot with rooftop and tree lined views. The home is being sold with no forward chain and the accommodation comprises living room, dining room, kitchen, two double bedrooms with the potential of two further bedrooms in the loft space.

Conveniently located within walking distance of both Coy Pond and Bournemouth Gardens where you can take a leisurely stroll through to the town centre and beach beyond. Westbourne with its laid back ambiance is close by and there you can enjoy a varied range of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Walk through Westbourne and down through the Chine with direct access to miles upon miles of impressive beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. For transport links, Branksome rail station with access to London Waterloo is also located nearby

DRIVEWAY

Paved providing off road parking.

ENTRANCE HALL

Doors to primary rooms.

KITCHEN

12' 02" x 11' 3" (3.71m x 3.43m) Frosted glazed door to garden, double glazed window to rear aspect, range of base and wall units with worktops over. Space for washing machine, tumble dryer, fridge/freezer, Integrated dishwasher, five point gas hob and electric oven, door leading to dining room.

DINING ROOM

11' 5" x 9' 11" (3.48m x 3.02m) Double glazed window to rear aspect, door through to living room.

LIVING ROOM

19' 7" x 11' 11" (5.97m x 3.63m) Double glazed window to front aspect, door to garden.

BEDROOM ONE

12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to front aspect, elevated views across surrounding area.

BEDROOM TWO

12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to front aspect, built in wardrobes, elevated views across surrounding area.

WC

Low level w.c and wash hand basin.

BATHROOM

Bath and wash hand basin.

LOFT ROOMS

Potential to create two additional bedrooms subject to planning permission/ building regulations. The loft space is currently divided into two separate rooms.

LOFT ROOM 1

15' 4" x 10' 5" (4.67m x 3.17m) Window to front aspect and Velux style window to the side aspect.

LOFT ROOM 2

22' 2" x 8' 1" (6.76m x 2.46m) Window to front aspect.

DOUBLE GARAGE

19' 2" x 15' 5" (5.84m x 4.70m) Power and light.

REAR GARDEN

Mix of hardstanding and well matured shrubs and greenery.

COUNCIL TAX - BAND E