



Asking Price

£395,000

PROVENCE DRIVE, BEARWOOD, BOURNEMOUTH BH11 9FA

Freehold



- ◆ DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ EN-SUITE FACILITY
- ◆ GENEROUS OFF ROAD PARKING
- ◆ ONLY TWO YEARS OLD
- ◆ EASTERLY FACING GARDEN
- ◆ SCOPE FOR A GARDEN STUDIO
- ◆ SOLE AGENTS

A newly built three bedroom detached family home with generous off road parking and garden.

Property Description

A well proportioned and versatile three bedroom, detached family home which has only been occupied since 2021 and boasts a generous rear garden and off road parking. The accommodation currently comprises of a living room, modern fitted kitchen and cloakroom to the ground floor with three bedrooms, two of which are doubles, family bathroom and en-suite facility to the first floor. The home is also entirely double glazed throughout, has gas fired heating as well as professionally fitted New England style window shutters throughout the property, and also offers the remainder of a New Home Builders Guarantee.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a wooden access gate to the right hand side, which leads to the allocated off road parking area and in turn the rear garden. The rear garden is entirely laid to a kept lawn with closed panel fences clearly denoting the boundaries and there is a wood built garden shed, as well as an area which we feel lends itself to a carport or garden studio.

Location

Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



Size: 794 sq ft (73.8 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Driveway for approx 3 cars

Garden: East facing

Main Services: Electric, water, drains, telephone, gas

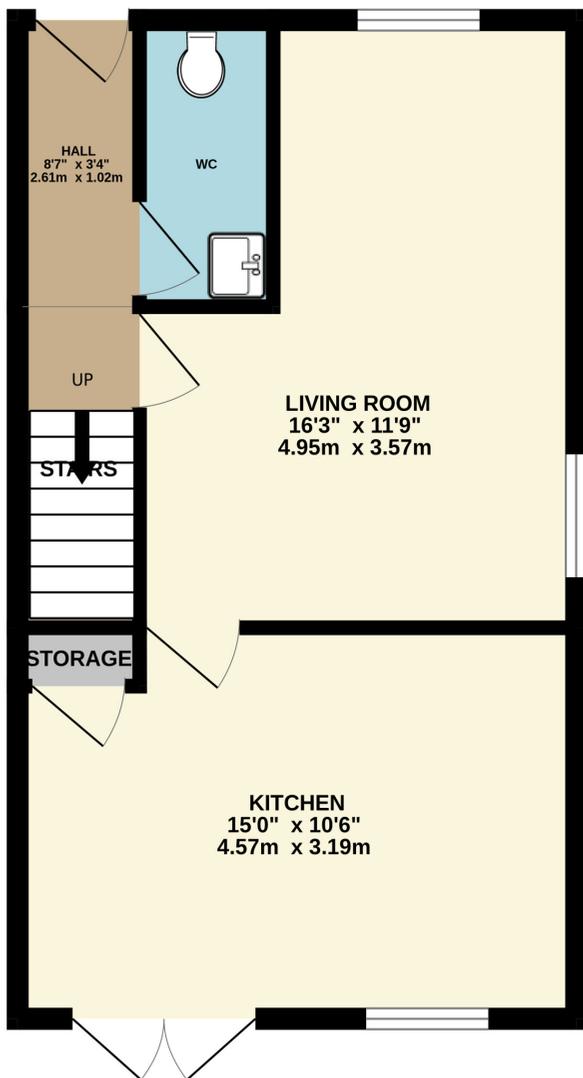
Local Authority: BPC Council

Council Tax Band: D

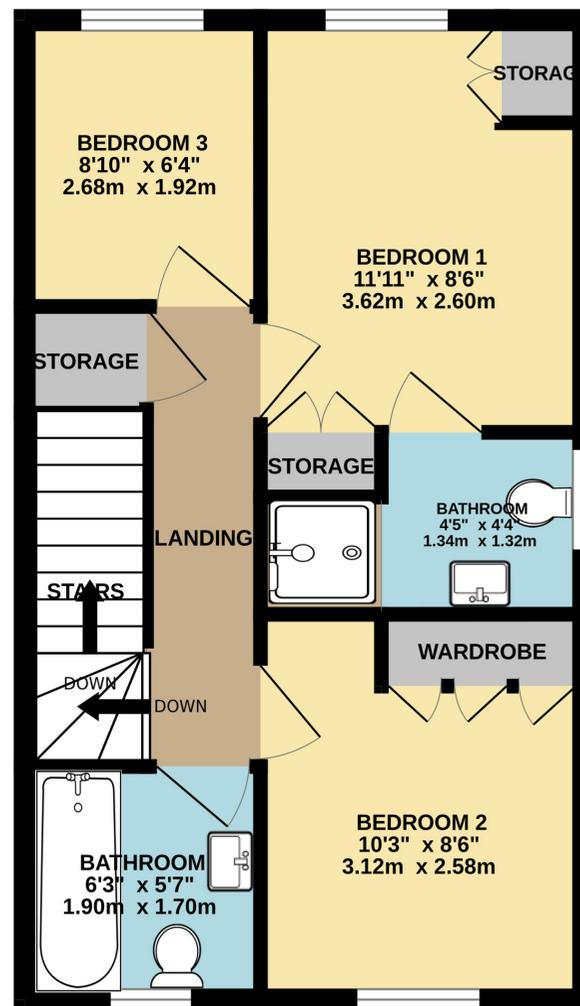


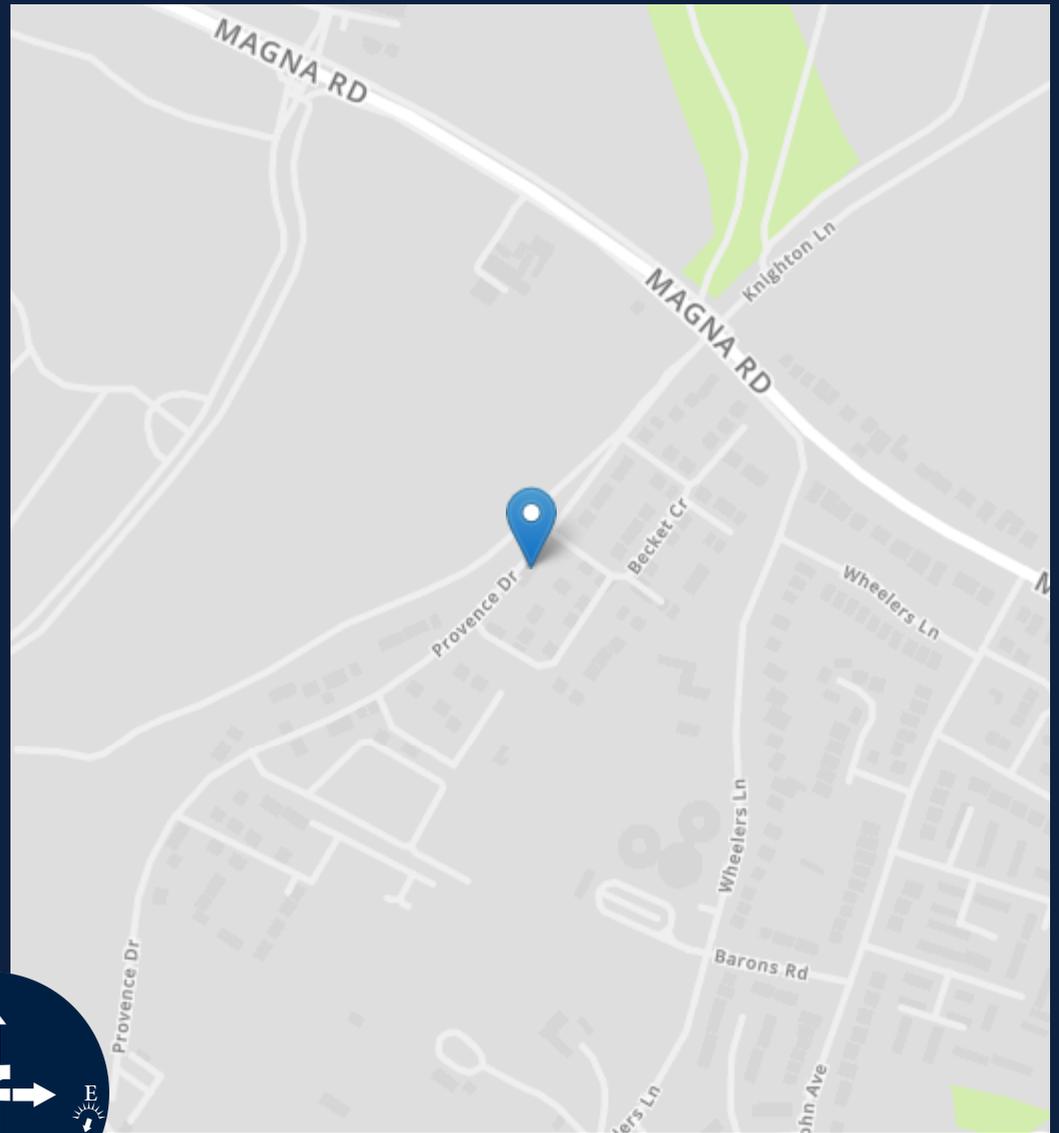
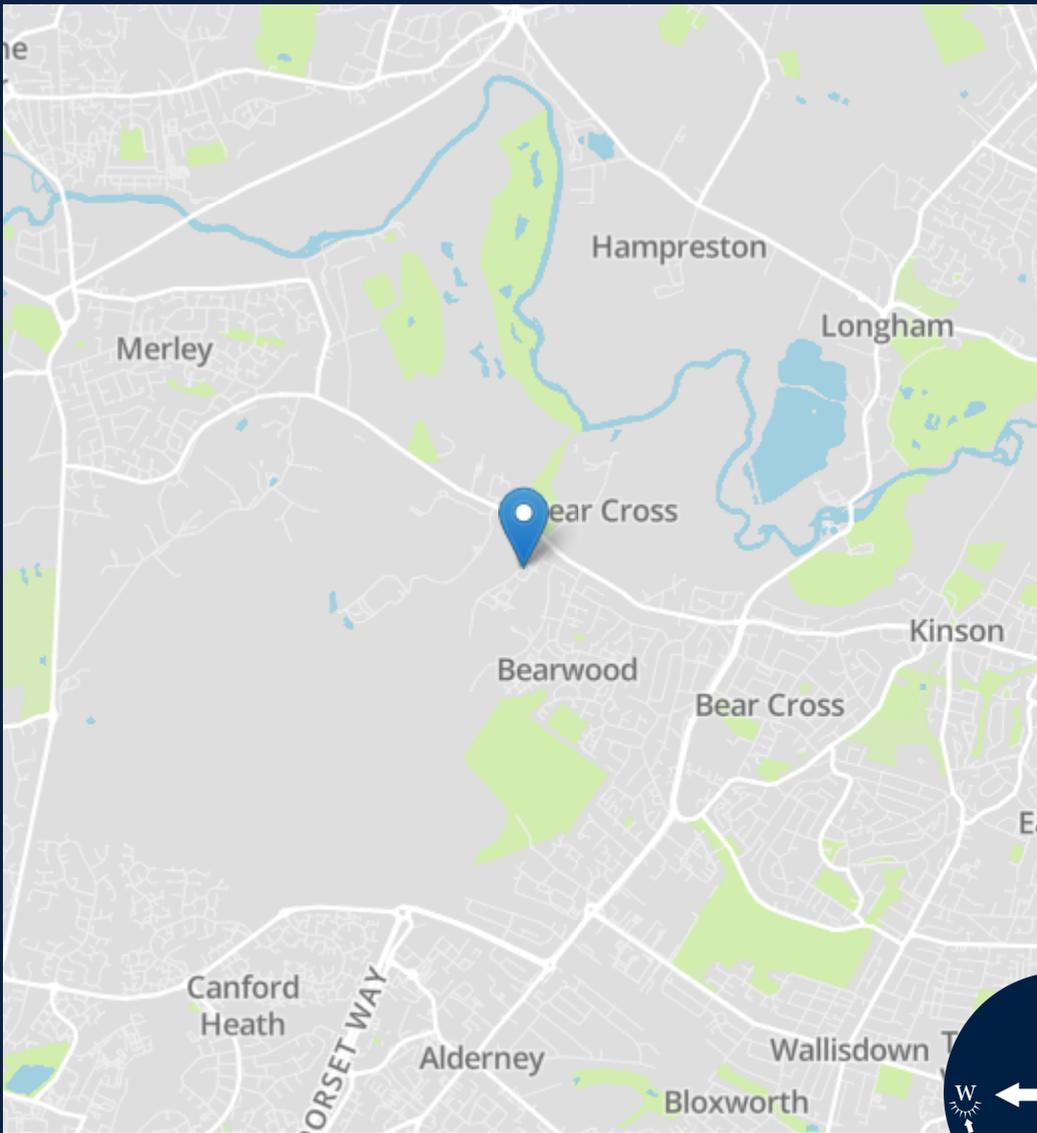


GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	95
B (81-91)	83
C (69-80)	
D (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



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