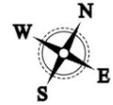




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Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**53 Monks Way, Bournemouth, Dorset, BH11 9TP**  
**Guide Price £250,000**

**\*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom mid-terraced house located in the heart of Bearwood. Benefitting from an array of standout features including two good-sized bedrooms, a three-piece family bathroom suite, a cosy living room with direct access onto the private garden, a separate kitchen, ample storage and off road parking. A must view to avoid disappointment!

If walking is your preferred form of travel, there is plenty of woodland walks nearby, the medical centre, pharmacy, supermarket, fish and chip shop, local church, community centre and bus stops roughly just five minutes away. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance from the property and has a variety of convenient amenities. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hall

Coved and smooth set ceiling, down lights, double-glazed UPVC frosted door to the front aspect, carpeted stairs to the first floor, cupboard housing the consumer unit, radiator, telephone point, power points and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, wall and base mounted units, space for a free-standing gas/electric hob, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, tiled splashback, power points, stainless steel sink with mixer taps and vinyl flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC sliding doors to the rear aspect, feature electric fireplace, radiator, power points, television point, understairs storage cupboard and carpeted flooring.

## First Floor

### Landing

Coved and smooth set ceiling, down lights, loft access, smoke alarm, power points, storage cupboard housing the boiler and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect, radiator, power points and carpeted flooring.



### Bedroom Two

Coved ceiling, ceiling light, double-glazed UPVC windows to the front aspect, radiator, power points and laminate flooring.

### Bathroom

Coved and smooth set ceiling, downlights, extractor fan, panelled bath with overhead shower and glass shower screen, partially-tiled, toilet, feature sink with under-storage, wall-mounted storage with mirrored frontage and tiled flooring.



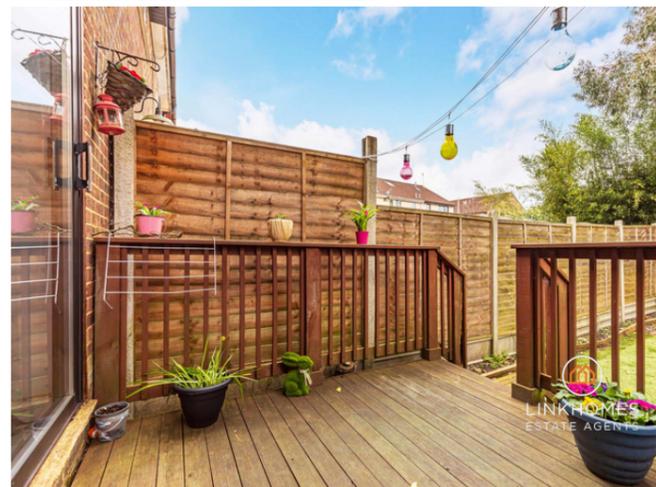
## Outside

### Garden

Partial decking, partial artificial grass, surrounding wooden fences, slated patio path and surrounding trees.

### Front

Partially laid to lawn, patio path with steps, an outside light and an outside storage cupboard.



## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: B - Approximately £1,670.48 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £0  
Additional Property: £7,500

