
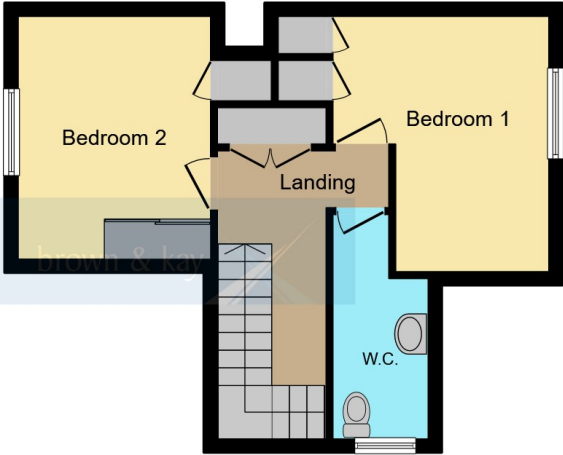




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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59 Wren Crescent, COY POND, Dorset BH12 1LB

£475,000

The Property
Brown and Kay are delighted to market this detached chalet bungalow situated in the sought after area of Coy Pond, known for its pretty duck pond and pleasant walks. The home, whilst in need of updating, affords generous and well arranged accommodation to include a good size lounge, kitchen, ground floor bedroom and bathroom, and on the first floor are two bedrooms and an additional w.c. A particular feature of the property is the lovely rear garden, and with the added benefit of a garage and driveway parking, this would make an excellent property choice for a buyer looking to put their own stamp on a home.

The property enjoys a pleasant location in the sought after area of Coy Pond where you can enjoy a pleasant stroll and watch the wildlife, and nearby are pathways which meander alongside the stream to Bournemouth town centre and award winning beaches beyond. Explore a little further and you will find yourself in the heart of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train stations located at Branksome and Bournemouth.

- ENTRANCE HALL**
Stairs to the first floor.
- KITCHEN**
12' 2" x 8' 10" (3.71m x 2.69m) Range of wall and base units, space for all alliances, wall mounted gas combination boiler, frosted glazed door to the rear garden.
- LIVING ROOM**
17' 11" x 12' 0" (5.46m x 3.66m) Front aspect window, radiator.
- GROUND FLOOR BEDROOM**
10' 4" x 9' 3" (3.15m x 2.82m)
- GROUND FLOOR BATHROOM**
Suite comprising bath, wash hand basin and w.c.
- FIRST FLOOR LANDING**
Storage cupboard.
- BEDROOM ONE**
14' 5" x 10' 4" (4.39m x 3.15m)
- BEDROOM TWO**
13' 11" x 11' 4" (4.24m x 3.45m)
- W.C.**
Low level w.c. and wash hand basin.
- DRIVEWAY**
The property is approached via a driveway which provides off road parking.
- GARAGE**
- REAR GARDEN**
A particular feature of the property is the delightful rear garden with lawn and patio.

- MATERIAL INFORMATION**
Tenure - Freehold
Parking - Garage & Driveway
Utilities - Mains Electric, Mains Gas, Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band E
EPC Rating - To be advised