



**Beverley Gardens, Bournemouth
Dorset, BH10 5EF**

FREEHOLD PRICE

£415,000

“Well-presented detached three bedroom family house with modern kitchen, two receptions, private garden and no chain”

This traditional 1930's detached house is offered in good decorative order and has been in the family since 1960, providing three first floor bedrooms served by a modern bathroom, a separate lounge and dining room and extended kitchen/breakfast room.

The property is located in a small cul-de-sac off the main Howeth Road which provides convenient access to both Ensbury Park and Kinson, local schools and regular bus routes, making it ideal for families.

Other benefits include a modern gas combination boiler, double glazing, convenient storm porch, side storage providing access from the front to the rear, a resin driveway with parking for a single vehicle that continues to the side through secure gates, external rendering, recent decoration and a well-maintained private rear garden and patio.

The property has been adapted for the present owner and is offered with no forward chain.

Ground Floor:

- **Entrance porch**
- **Entrance hall** with stairs to the first floor (currently adapted with a stairlift which will be removed) and understairs store housing electric metres
- **Kitchen/breakfast room** fitted with a modern kitchen comprising a range of base and wall-mounted units, worktops, breakfast bar, integrated Bosch oven and grill, inset gas hob with extractor over, sink unit with double glazed window above overlooking the rear garden, plumbing for washing machine and dishwasher, cupboard housing a combination boiler and a door out to the side access
- **Lounge** with a bay window to the front aspect
- **Dining room** with French doors out to the rear garden

First Floor:

- **Landing** with a window to the side aspect
- **Bedroom one** is a double bedroom with a window to the front aspect
- **Bedroom two** is also a double bedroom with a window to the rear aspect
- **Bedroom three** is a single bedroom with a window to the front aspect
- Modernised **bathroom** finished in a white suite comprising P-shaped bath with glazed shower screen and wall-mounted shower, wc, wash hand basin, chrome heated towel rail, tiled walls and a loft hatch

Outside:

- The front of the property is well-maintained, with an updated resin style **driveway providing off-road parking** and path through a side gate to a convenient bin store and a further door through to the rear garden
- Low maintenance, level **rear garden measuring approximately 50ft x 30ft**. The garden is mainly laid to lawn with an area of patio and a timber shed, enclosed mainly by timber fencing and mature shrubs

COUNCIL TAX BAND: D

EPC RATING: E



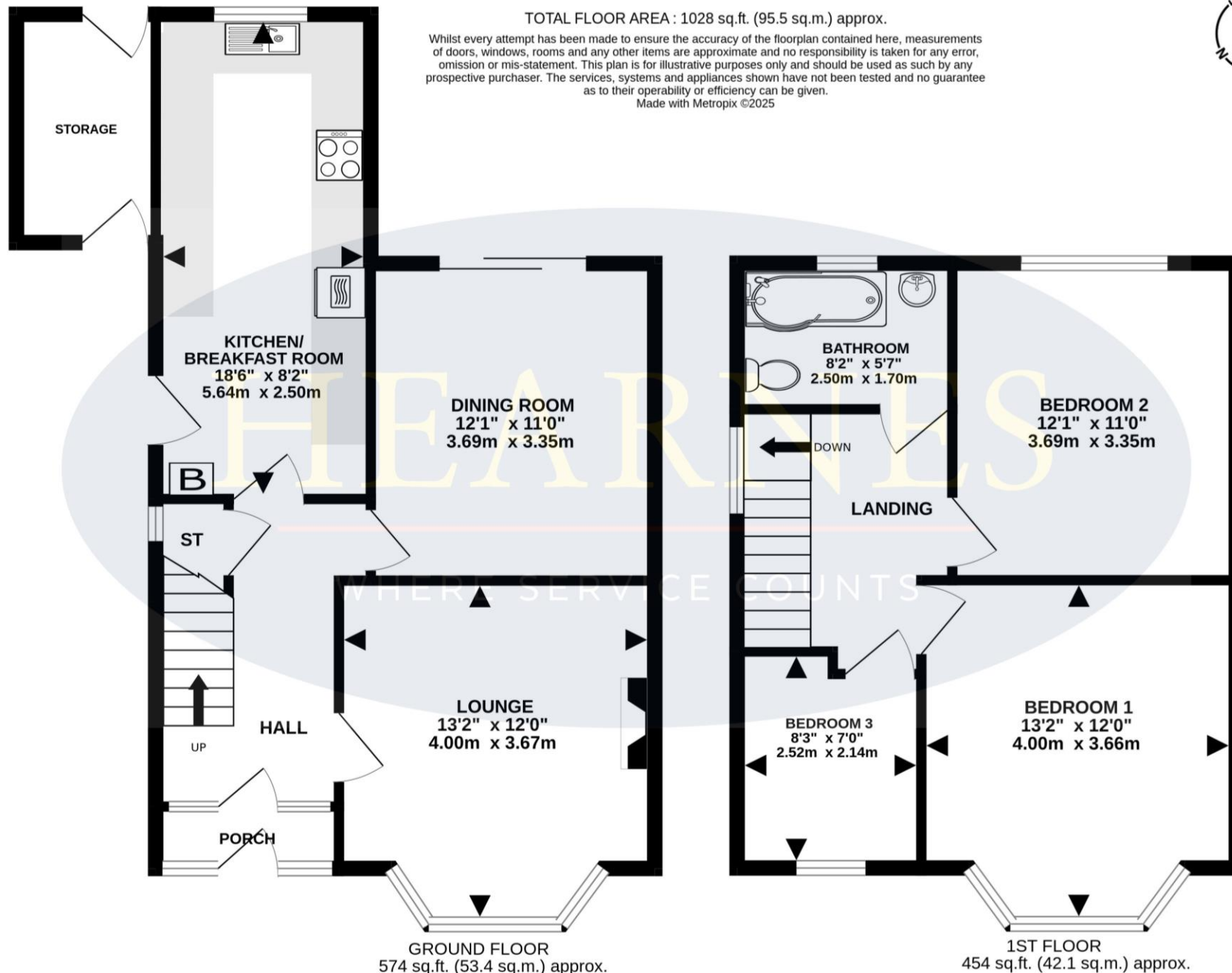
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TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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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