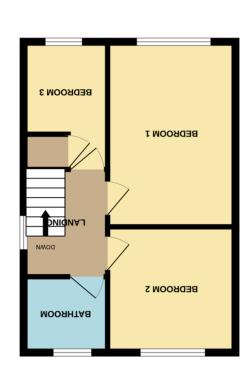
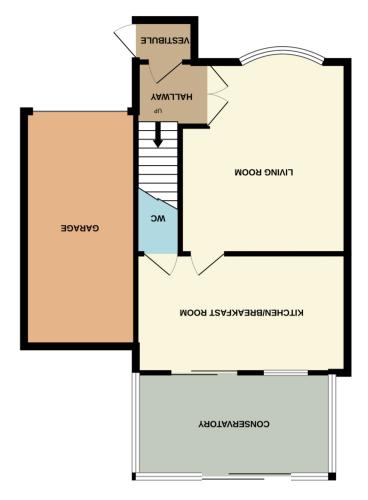


1ST FLOOR 368 sq.ft. (34.2 sq.m.) approx.



GROUND FLOOR 646 sq.ft. (60.0 sq.m.) approx.



TOTAL ELCORS PREAK 1.013 eq.(ft. (94.1.5 eq.m)) approx. Whils every attempt has been made to ensure the accuracy of the flooppian combande here, mesaurement of doors, wholese, torate made to ensure the accuracy of the flooppian combande here, mesaurement accuracy with the set of the floor set of the floor set of the floorphan comband here, are set accuracy with the set of the set of the floor set of the floorphan comband here, are set accuracy with the set of the set of the floor set of the floorphan comband here, are set accuracy with the set of the set accuracy with the set of the set accuracy with the set of the set

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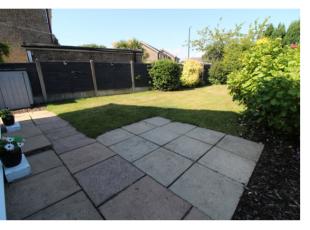
26 Poole Hill, Bournemouth, Bournemouth BH2 5PS 26 Poole Hill, Bournemouth, Bournemouth BH2 5PS

20 Downton Close Bournemouth BH8 0EP









Entrance

Viaside aspect door to Entrance Vestibule.

Entrance Vestibule

Further front aspect double glazed door through to the Entrance Hall.

Entrance Hall

Stairs leading to the first floor accommodation, ceiling light point, radiator, glazed door with adjacent glazed panel through to the Living Room.

Living Room

4.38m x 3.8m (14' 4" x 12' 6") Spacious room, coved ceiling, inset to ceiling spot lights, front aspect double glazed window, radiator, power points, door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

4.81m x 2.73m (15' 9" x 8' 11") Very spacious room with a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob, integrated double oven, concealed lighting, space for washing machine, space for upright fridge freezer, coved ceiling, inset to ceiling spot lights, wall mounted Glow Worm boiler serving domestic hot water and central heating systems, rear aspect window overlooking the Rear Garden and Conservatory, breakfast bar area, radiator, door to Ground Floor WC.

Ground Floor WC

 ${\it Close \ coupled \ WC, wall \ mounted \ wash \ hand \ basin \ with \ monobloc \ tap, \ wall \ light \ point.}}$

Conservatory

4.48m x 2.37m (14' 8" x 7' 9") Of UPVC double glazed construction, sliding doors giving access through to the Rear Garden.

First Floor Landing

Side aspect double glazed window, hatch providing access through to the loft space, power point.

Bedroom One

4.22m x 2.9m (13' 10" x 9' 6") Spacious double room, front aspect double glazed window, radiator, power points.

Bedroom Two

2.9m x 2.9m (9' 6" x 9' 6") Coved ceiling, ceiling light point, radiator, rear aspect double glazed window.

Bedroom Three

2.91m x 1.82m (9' 7" x 6' 0") Power points, radiator, front aspect double glazed window, coved ceiling, door to an over stairs storage cupboard.

Bathroom

1.8m x 1.74m (5' 11" x 5' 9") Shaped bath, tiled surround, thermostatic shower unit over, mixer tap, wash hand basin with mixer tap, cupboard beneath, close coupled WC, rear aspect frosted double glazed window, chrome heated towel rail, tiled walls.

Outside - Front Garden

Section of lawn, on the left hand side of the property there is a shingle drive providing off road parking, to the right hand side there is a tarmac drive providing further off road parking leading to an attached Garage.

Garage

Up and over door, power and light.

Rear Garden

Predominately laid to lawn, enclosed by panelled fencing, paved patio area.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



