



Asking Price

£385,000

Freehold

KNIGHTON HEATH ROAD, BOURNEMOUTH BH11 9PN



- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **MODERN HIGH GLOSS KITCHEN**
- ◆ **SPACIOUS AND FLEXIBLE ACCOMMODATION**
- ◆ **SITUATED CLOSE TO LOCAL AMENITIES**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **LANDSCAPED GARDENS**
- ◆ **NO FORWARD CHAIN**
- ◆ **OFF ROAD PARKING AND DETACHED GARAGE**

A delightful detached chalet style residence which offers flexible, spacious accommodation which would appeal to a range of home owners. Comprising two reception rooms, three bedrooms and two bathrooms. Situated within easy reach of local amenities.

Property Description

The substantial frontage to the property, with landscaped gardens, leads to the front entrance. The large hallway into the property leads through the centre of the home to all ground floor accommodation. There is an understairs storage cupboard, as well as separate storage cupboard. The dining room enjoys a sunny dual aspect, adjacent to the kitchen, and towards the rear of the property is the lounge and third bedroom, serviced by a bathroom and separate cloakroom. Upstairs are two double bedrooms, both with dual aspect, and a separate shower room. There are uPVC double glazed windows from the front and side overlooking the garden from the living room/fourth bedroom. The modern kitchen is fitted with a range of high gloss white wall and base units, with inset stainless steel sink and drainer with mixer taps. Electric hob with cooker hood, fridge/freezer, integral dishwasher and space and plumbing for a washing machine. The family bathroom has bath with shower over. The master suite has fitted wardrobes with Velux window to the side aspect.





Gardens and Grounds

The property has the benefit of off road parking with gravel driveway, a detached garage and stunning, secluded landscaped gardens. The borders are well stocked with flower beds, select trees, shrubs and a small pond. The garden is bound by a low level brick wall and there is a patio area for al fresco dining.

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).

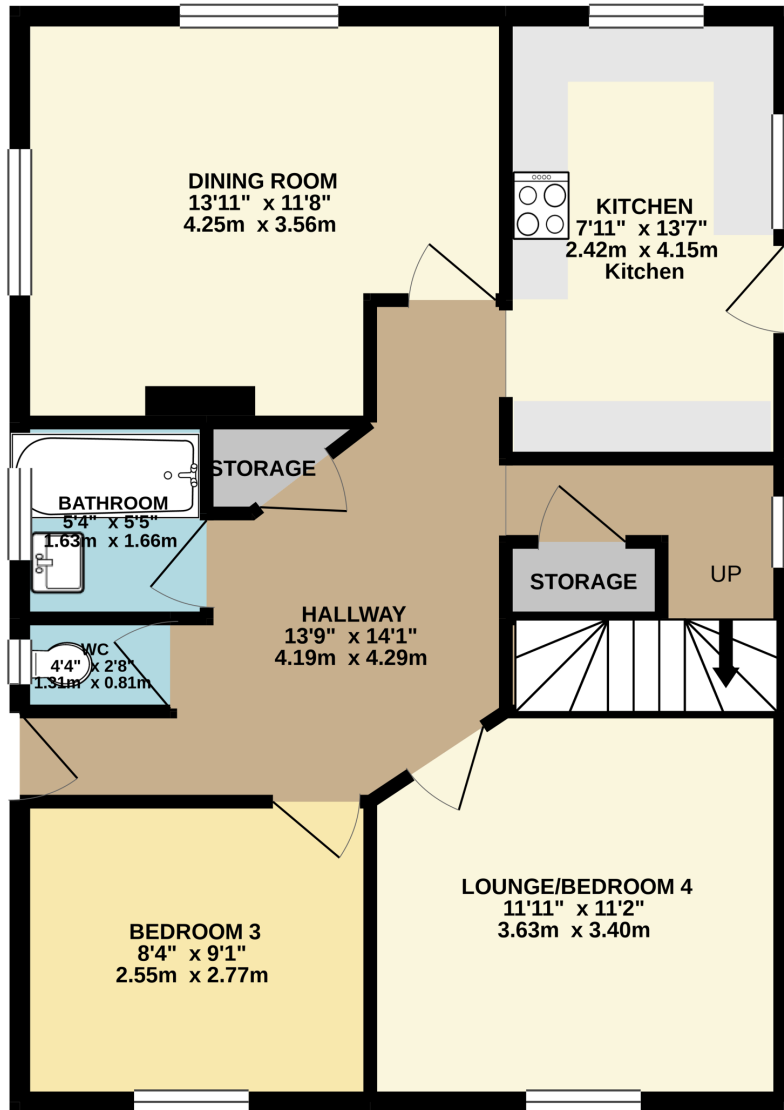


Size: 1072 sq m (99.6 sq ft)
Heating: Gas fired
Glazing: Double glazed
Garden: Front & Rear
Parking: Off Road & Garage
Mains Services: Water, electric, drains, gas
Local Authority: BCP Council
Council Tax Band: D

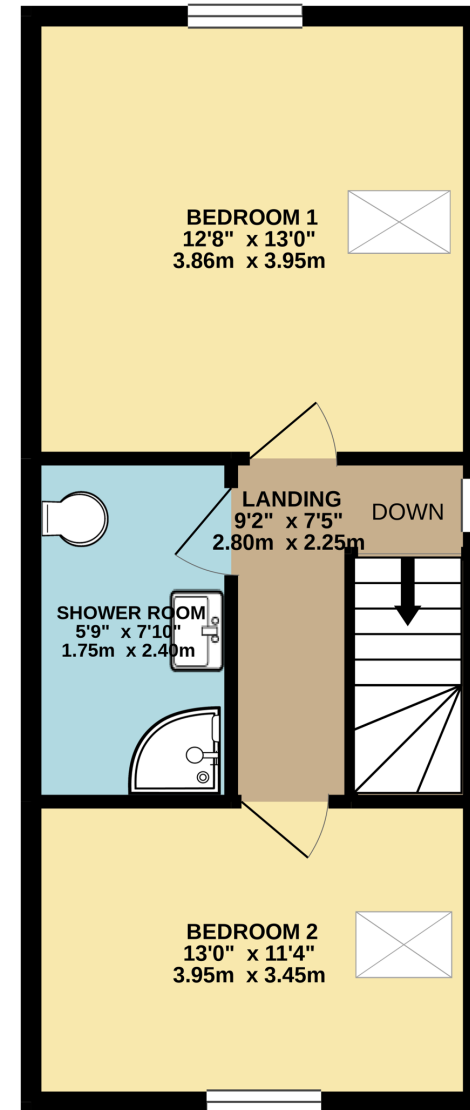




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



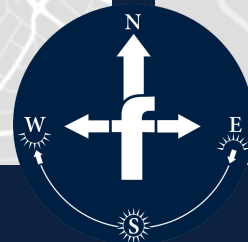
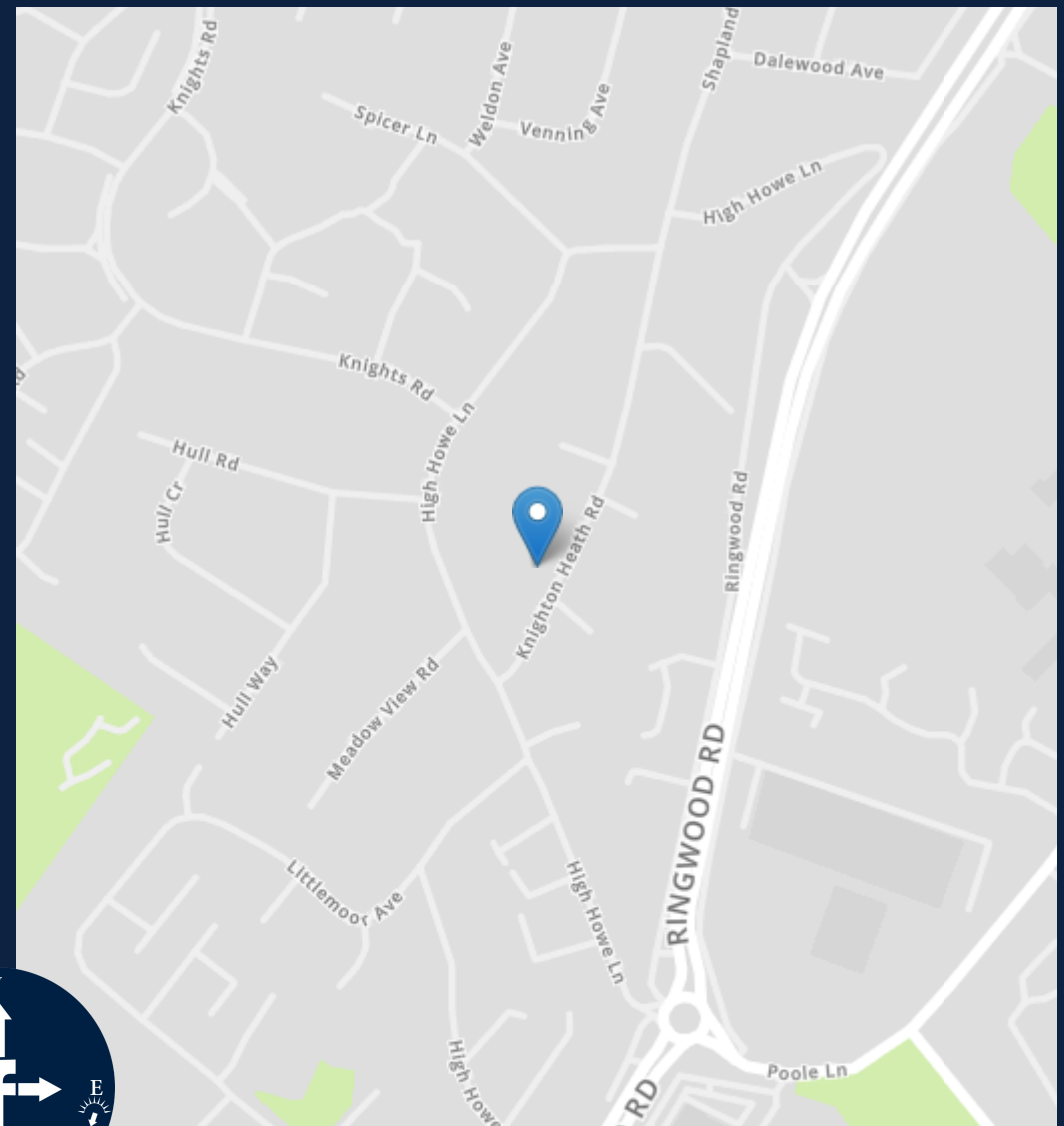
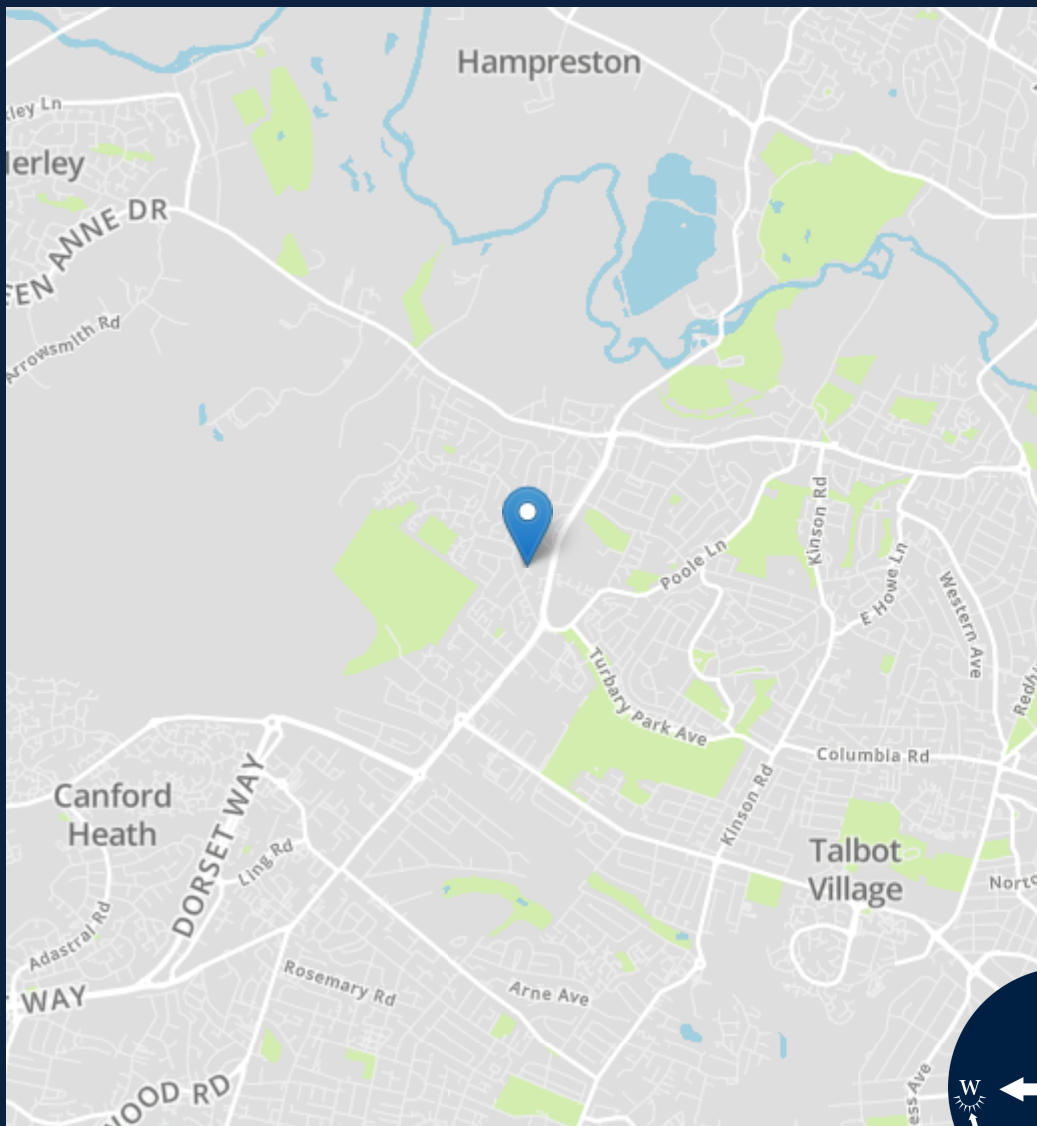
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
<small>England, Scotland & Wales</small>	



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