



**HEARNES**  
WHERE SERVICE COUNTS

Mandale Road  
Bournemouth BH11 8HZ

# FREEHOLD PRICE

## £315,000

***“Semidetached house providing 2/3 bedrooms, substantial conservatory and well proportioned rear garden, offered with no forward chain”***

This semi detached house offers excellent scope for improvement and modernisation with two first floor bedrooms and a ground floor third bedroom/reception, modern bathroom and separate WC, spacious living room with bay window and double doors to an impressive double glazed conservatory with access to the garden and a functional fitted kitchen.

Other benefits include gas central heating, double glazing, covered access to brick-built stores and space throughout the front garden to provide off-road parking (subject to permission to drop the kerb).

The rear garden is a particular feature measuring 130ft x 35ft, ideal for a family. The property is offered with no forward chain and is located on a tree lined avenue only a short distance from local schools, community centre and convenient access to Turbary Retail Park, Poole, Bearwood and Kinson shops and amenities.

- **Entrance hall**
  - **Bedroom three/reception**, double glazed window to front
  - **Kitchen** comprising range of base and wall mounted units, wall mounted boiler, space, power and plumbing for appliances, double glazed window to rear aspect overlooking the garden, door to living room, and external covered access to the side
  - **Living/dining room**, double glazed bay window to front aspect, wall mounted gas fire, double glazed French doors to:
  - **Conservatory**, impressive triple aspect double glazed windows, doors to the garden, pitched polycarbonate roof, original air conditioning unit (not tested)
  - **Landing**
  - **Bedroom one**, double glazed window to front aspect
  - **Bedroom two**, double glazed window to front aspect, louvre doors to storage cupboard
  - **Bathroom**, modern white suite comprising panelled bath, with wall mounted shower over to the rear and tiled wall, wash hand basin, double glazed window, WC
  - **Separate cloakroom**, part tiled, WC, double glazed window
- Outside**
- **Front large expanse of level lawn** that could provide off-road parking for several vehicles, subject to permission from council and access via a dropped kerb
  - **Rear garden** 130ft x 35ft
  - Exceptional larger than average garden, mainly lawned over two levels with a drying area enclosed entirely by **timber fencing**
  - There is a convenient **brick-built storage area** with secure door to the front garden

**COUNCIL TAX BAND: B**

**EPC RATING: D**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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