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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

A lovely modern and attractive home, discreetly tucked away in a quiet position close to the sought-after Queens Park, renowned for its golf course. This well presented property has been tastefully upgraded throughout, featuring a beautifully appointed kitchen fitted with sleek contemporary units and worktops, an updated boiler and a stylish principal shower room with an oversized shower. The home also benefits from a convenient ground floor cloakroom and a generous living/dining room to the rear with French doors opening into the garden and adjoining conservatory, creating an excellent space for both everyday living and entertaining. Upstairs, the property offers three bedrooms, with the master bedroom benefiting from an en-suite shower room. Externally, the property provides off-road parking and side access leading to the rear garden, which is mainly laid to lawn.

The property occupies a super position in this sought after location ideally placed to take advantage of what the local area has to offer. For more comprehensive needs you will find Bournemouth town centre and Castle Point both offering a wide and varied range of facilities. With leisure in mind, Queens Park golf course is nearby and golden sandy beaches which stretch from the famous Sandbanks through to Southbourne and beyond are also within comfortable reach. Transport links include main line train station at Bournemouth and bus services which operate to surrounding area.

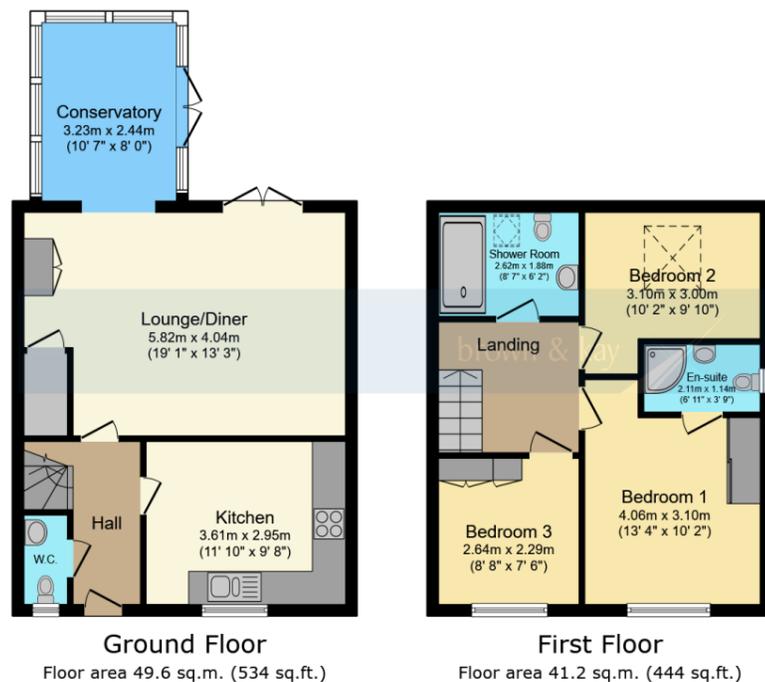
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		77
D	(55-68)	65	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Off Road Parking
- Utilities - Mains Electricity, Water and Gas
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - D

KEY FEATURES

- TUCKED AWAY POSITION
- ATTRACTIVE SEMI DETACHED HOME
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- UPGRADED KITCHEN AND SHOWER ROOM
- CONSERVATORY
- GENEROUS LIVING/DINING ROOM
- UPGRADED BOILER
- TWO PARKING SPACES
- TENURE - FREEHOLD



Total floor area: 90.8 sq.m. (977 sq.ft.)

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