

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particulary if contemplating travelling some distance.















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44 Mount Pleasant Drive, Bournemouth, Dorset, BH8 9JN Guide Price £425,000

** CORNER PLOT POSITION ** QUEENS PARK LOCATION ** Link Homes Estate Agents are delighted to present for sale this two bedroom, detached bungalow in need of modernisation situated in the much-desired and residential Queens Park location. Benefitting from an array of standout features including two double bedrooms with bay windows and bedroom two offering built-in wardrobes, a separate living room looking onto the mature wrap-around garden, a good-sized kitchen with space for a dining table, a conservatory leading onto the garden, a single garage offering power and lighting and a driveway offering off road parking. This property is a must view to appreciate the accommodation on offer!

Enviably-positioned on a corner plot, Mount Pleasant Drive sits centrally in the sought-after Queens Park area which offers an abundance of local amenities including Strouden Park, Queens Park Golf Course, Sir David English Sports Centre, Mallard Road Retail Park and Castlepoint Shopping Centre to name just a few. Schools nearby include Queen's Park Academy, Park School, St. Walburga's Catholic Primary School, Bournemouth School for Girls, Bournemouth School for Boys and The Bishop of Winchester Academy. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 2.9 miles away with direct routes to London Waterloo. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

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Ground Floor

Porch

Panelled ceiling, ceiling light, double-glazed UPVC window to the side aspect, double-glazed UPVC door to the front aspect and tiled flooring.

Entrance Hall

Panelled ceiling, ceiling light, loft access, alarm system, thermostat, radiator, power points, airing cupboard housing the emersion heater and parquet flooring.

Living Room

Panelled ceiling, ceiling light, double-glazed UPVC bay windows to the side and rear aspect, radiators, power points, television point and carpeted flooring.

Kitchen

Panelled ceiling, ceiling light, double-glazed UPVC windows to the side and rear aspect, wall and base mounted units, four-point gas hob with overhead extractor fan, tiled splashback, integrated double-oven, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, pantry, radiator, power points, the boiler, stainless steel sink with drainer and vinyl flooring.

Bathroom

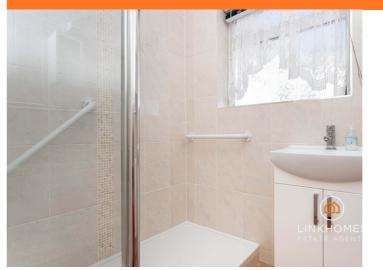
Panelled ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, double shower with glass shower screen, wall-mounted sink with under-storage, wall-mounted storage cabinet with mirrored front, wall-mounted light with shaver point, radiator and vinyl flooring.

WC

Panelled ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, toilet, radiator and vinyl flooring.

Bedroom One

Panelled ceiling, ceiling light, smoke alarm, double-glazed UPVC bay window to the front aspect, double-glazed UPVC frosted windows to the side aspect, radiators, power points and carpeted flooring.









Bedroom Two

Panelled ceiling, ceiling light, double-glazed UPVC bay window to the side aspect, double-glazed UPVC window to the front aspect, triple built-in wardrobes with sliding mirrored doors, radiator, power points, television point and carpeted flooring.

Conservatory

Triple aspect double-glazed UPVC conservatory to the side and rear aspects, double-glazed UPVC single door to the side aspect leading onto the garden, wall-mounted light, radiator, power points and carpeted flooring.

Outside

Garden

Mature wrap-around garden, vegetable patch, single garage with an electric up-and-over door offering power and lighting, surrounding shrubbery, a greenhouse, outside tap, outside light, concrete paths, surround rendered wall, sidegated access to the front and a driveway with parking for two vehicles.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: D

Council Tax Band: D - Approximately £2,147.75 per

annum.

Stamp Duty

First Time Buyer: £0 Moving Home: £7,500

Additional Property: £19,500

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