



**Burgess Close
Bournemouth BH11 9JG**

FREEHOLD PRICE

£335,000

“A modern detached family home set in a small cul-de-sac close to local schools, regular bus routes and amenities, with a well proportioned private rear garden”

This detached house is offered in excellent decorative order in a prime location that has convenient access to a comprehensive range of shops and amenities in Kinson with access to Poole, Bournemouth and Ferndown and links to Hurn Airport and the A31 commuter routes beyond.

The accommodation comprises three first floor bedrooms served by a modern bathroom, a spacious sitting room and a fitted kitchen/breakfast room with access to the garden.

Other benefits include gas central heating, double glazing, ground floor cloakroom WC, driveway parking for several vehicles and a low maintenance larger than average private rear garden and patio.

- **Entrance hall**, stairs to first floor, door to;
- **Cloakroom**, low level WC, wash hand basin, double glazed window
- **Sitting room** 16'6 x 12'8, double glazed window to front aspect, door to;
- **Kitchen/breakfast room** 16'3 x 9'2, modern fitted kitchen comprising range of base and wall mounted units and work tops, plumbing for washing machine, space for cooker, wall mounted boiler, sink unit with double glazed window above overlooking the garden, ample space for dining table with further double glazed window and double glazed door giving access to the garden
- **First floor landing**, double glazed window to side, hatch to loft door to storage cupboard
- **Bedroom one**, range of fitted wardrobes with sliding doors, double glazed window
- **Bedroom two** with double glazed window
- **Bedroom three** with double glazed window
- **Bathroom** modern fitted white suite comprises panel bath with shower attachment, low level WC, pedestal wash hand basin, opaque double glazed window, tiled floor and part tiled wall

Outside

- The **driveway** has parking to the front and side for numerous vehicles, enclosed by timber fencing and brick wall
- The **rear garden** is low maintenance with level lawn, large South Westerly facing patio, well tended hedging and brick wall border

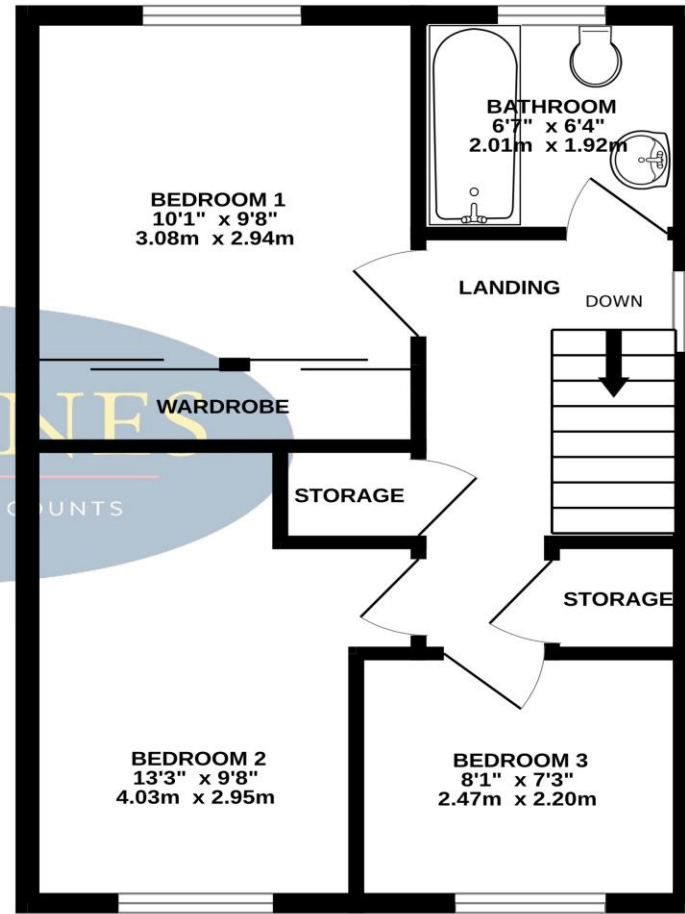
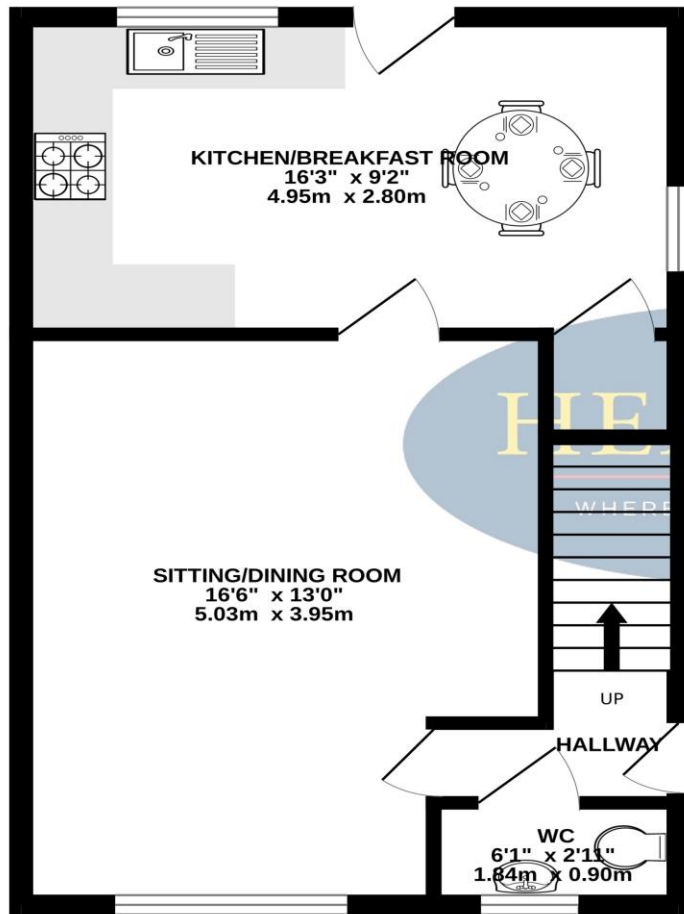
COUNCIL TAX BAND: C EPC RATING: D



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.

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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