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LINKHOMES
ESTATE AGENTS



23 Cheddington Road, Bournemouth, Dorset, BH9 3NB
Guide Price £450,000

**** BOASTING OVER 1,200 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this 3/4 bedroom detached chalet bungalow situated in the BH8 postcode. Benefitting from an array of fine features including three generously-sized bedrooms with built-in storage, a separate living room with a feature electric fireplace, a dining room leading onto the bright and airy conservatory, a four-piece family bathroom suite on the ground floor and a three-piece bathroom suite on the first floor, ample storage throughout, a well-presented garden with a hot tub, a garage and off-road parking for multiple vehicles. This is a must-view to appreciate the living accommodation and the wealth of space on offer!

Cheddington Road is located in the much-desired and residential area of Muscliff. Bournemouth. Closeby, you will find Castlepoint Shopping Centre, Mallard Road Retail Park, The Sir David English Sports Centre, Royal Bournemouth Hospital, Castle Lane Pharmacy and Littledown Leisure Centre. Schools nearby include Muscliff Pre-School and Muscliff Primary School, Bournemouth School for Girls and Bournemouth School for Boys. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 3.3 miles away with direct routes to London Waterloo. It is also useful to note, there are multiple bus stops running frequently within walking distance from the property. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

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 particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, wooden front door with frosted glass to the side aspect, radiator, power points, feature panelling, airing cupboard with the water cylinder enclosed, additional cupboard with the consumer unit enclosed and laminate flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed bay windows to the front aspect, picture rail, radiator, feature electric fireplace, power points, television point and carpeted flooring.

Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, wall and base fitted units, one and a half bowl stainless steel sink with drainer, tiled splash back, four-point gas hob with 'Beko' under oven and overhead extractor fan, wine rack, space for a dishwasher, space for a low-level fridge, radiator, power points, a pantry with a frosted window to the rear aspect, the boiler, shelving and the gas and water mains and laminate flooring.

Dining Room

Smooth set ceiling, ceiling light with a fan, feature picture rails, aluminium double glazed sliding doors to the rear aspect opening onto the conservatory, radiator, carpeted flooring, feature electric fireplace, television point, power points and carpeted flooring.

Conservatory

Triple aspect UPVC double glazed windows to the side and rear, UPVC double glazed French doors opening onto the garden, power points and laminate flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, picture rail, radiator, fitted wardrobes with lighting enclosed, power points, internet point, telephone point and carpeted flooring.

Bathroom

Coved ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, part tiled walls, wooden panelled bath with overhead shower, pedestal sink, toilet, enclosed electric shower, radiator, shaving point and vinyl flooring.

Study Area

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, picture rail, wooden feature panelling, power points, internet point, radiator, carpeted stairs with wooden balustrade to the first floor and laminate flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch, feature panelling and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, eaves storage, radiator, power points, television point, built-in single wardrobe and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, eaves storage, power points, television point, radiator, built-in wardrobe and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, tiled walls, double enclosed electric shower, pedestal sink, toilet, electric heater, vanity cabinet and vinyl flooring.



Outside

Lean-To

Side gated access, concrete flooring and outside lighting.

Garden

Mainly laid to lawn, concrete path, shingle, decking area, surrounding wooden fences, picket fence, surrounding shrubbery, shingle boarder, hot tub with feature decking and pergola with pitched roof, lighting, power, a shed with power, outside lighting, outside power points and an outside tap.

Garage

Window to the rear aspect, wooden manual doors, power, lighting, water, drainage, space for washing machines/tumble dryer and concrete flooring.



Driveway

Tarmacked driveway with space for multiple vehicles, shingled area, surrounding hedges and fencing, outside lighting and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,147.75 per annum.

Stamp Duty

First Time Buyer: £1,250
Moving Home: £10,000
Additional Property: £32,500

