



**King Richard Drive
Bearwood, BH11 9PE**

FREEHOLD PRICE

£275,000

“Modern two bedroom mid terrace house in popular residential area with rear garden and two allocated parking spaces”

This well presented mid terrace house comprises two first floor bedrooms and family bathroom accessed via a spiral staircase, open plan living room and clever dining space with double glazed patio doors to the rear patio and garden and a fitted kitchen. Other benefits include convenient storage/lock up below the front porch, double glazing, gas central heating, an allocated parking space to the front and an additional space located in the private courtyard adjacent to the terrace which can be accessed from a gate in the rear garden. The rear garden is a particular feature with a private patio and level lawn.

- Covered **entrance porch** with door to convenient external storage cupboard
- **Lounge** with a double glazed window to the front aspect, door to storage cupboard, wood laminate flooring continuing into the dining space with a spiral staircase leading to the first floor
- **Dining area** with double glazed French doors leading to the rear garden with open doorway to the kitchen
- **Kitchen** comprising range of wall mounted and base units with adjoining worktops, integrated oven with inset 4 ring gas hob above, sink unit with double glazed window above, space and plumbing for washing machine, wall mounted gas boiler, space for tall standing fridge freezer
- **Landing** with hatch to loft
- **Bedroom one** has a double glazed window to the front aspect, recess area ideal for wardrobe
- **Bedroom two** has a double glazed window to the rear aspect
- Bathroom comprising panel bath, WC and wash hand basin, double glazed window, partially tiled

Outside

- The **rear garden** is secluded and private with a partly raised patio area, level lawn and mature well maintained hedging to the borders with timber gated access and pathway leading to the car parking space
- The **front garden** is laid to lawn with a hardstanding area providing parking space

The property is conveniently located within 500 yards of Bearwood Community Centre, shops, amenities and doctors surgery. There are regular bus routes to local popular schools and to both Poole and Bournemouth.

COUNCIL TAX BAND: C

EPC RATING: B



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TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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