

**Netherhall Gardens, Westbourne,
Bournemouth BH4 9EL**

Guide Price £575,000 Share of Freehold





Property Summary

A modern townhouse situated just a short level walk away from the amenities of Westbourne Village. This well-proportioned townhouse has impressive ground floor accommodation and three first floor bedrooms with two bathrooms. A convenient and impressively spacious house forming part of a small and select development of similar homes.



Key Features

- Entrance hallway with cloakroom/wc
- An impressive living room opens to a dining room
- Garden room with a glass atrium roof
- Modern fitted kitchen
- Principal bedroom with ensuite shower room
- Two further bedrooms and family bathroom
- Landscaped rear garden with mature shrubs
- Generous frontage with a driveway
- Integral garage



About the Property

On entering the property there is a good-sized entrance hallway which affords access to the fitted kitchen and the living and dining room. The living room is part open to the dining room and this creates an impressive feeling of space, and it allows for a flexible arrangement of furniture.

Leading from the living and dining room is a garden room which has double doors opening to the rear garden and a glass atrium roof. The roof atrium lets natural light flood in, and this room allows for year-round enjoyment of the garden.

The kitchen is well appointed and fitted with a modern range of base and wall units and integrated appliances. There is also a downstairs cloakroom/wc and storage cupboard to the ground floor.

To the first floor there are three bedrooms, and the principal bedroom has fitted wardrobes and an ensuite shower room. The two further bedrooms are serviced by a family bathroom which is well appointed.

To the front of the property the impressive frontage is mainly laid to lawn and a driveway leads to the integral garage which has an up and over door. To the rear the garden has a large patio area which is ideal for entertaining or al fresco dining and this leads to a secondary patio area which is surrounded by mature shrubs and planting.

Tenure: Share of Freehold

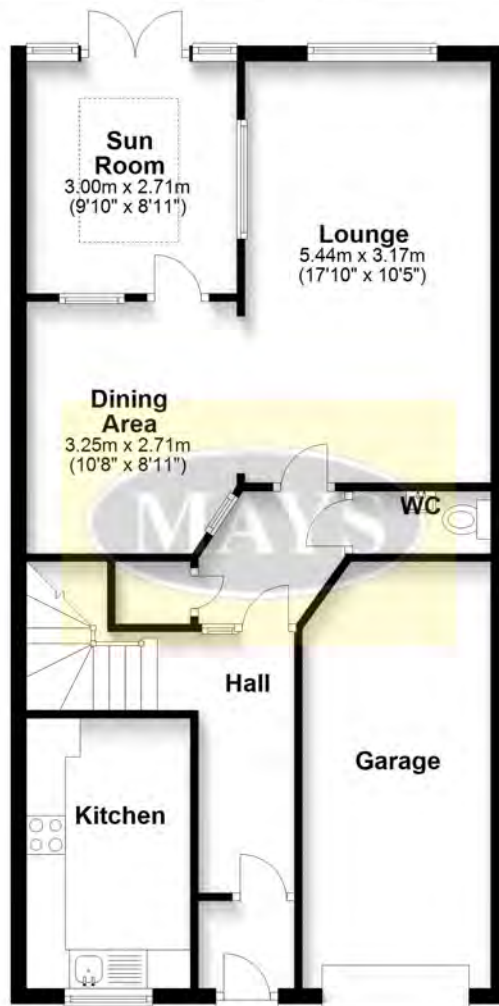
Service Charge: £275.14 per half year / £550.28 per annum

Council Tax Band E



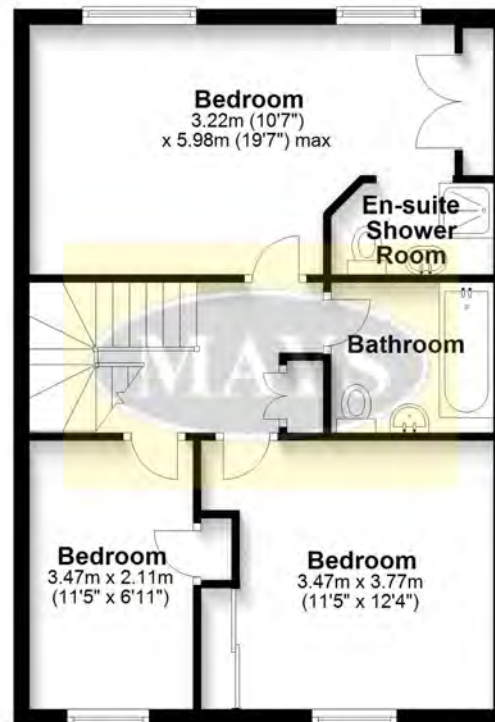
Ground Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 124.4 sq. metres (1338.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

This well designed Mews three bedroom house is set on an exclusive development located, being just a short level walk to the vibrant Westbourne village, with its array of individual cafes, exclusive boutiques and restaurants. The beaches are located within close proximity.

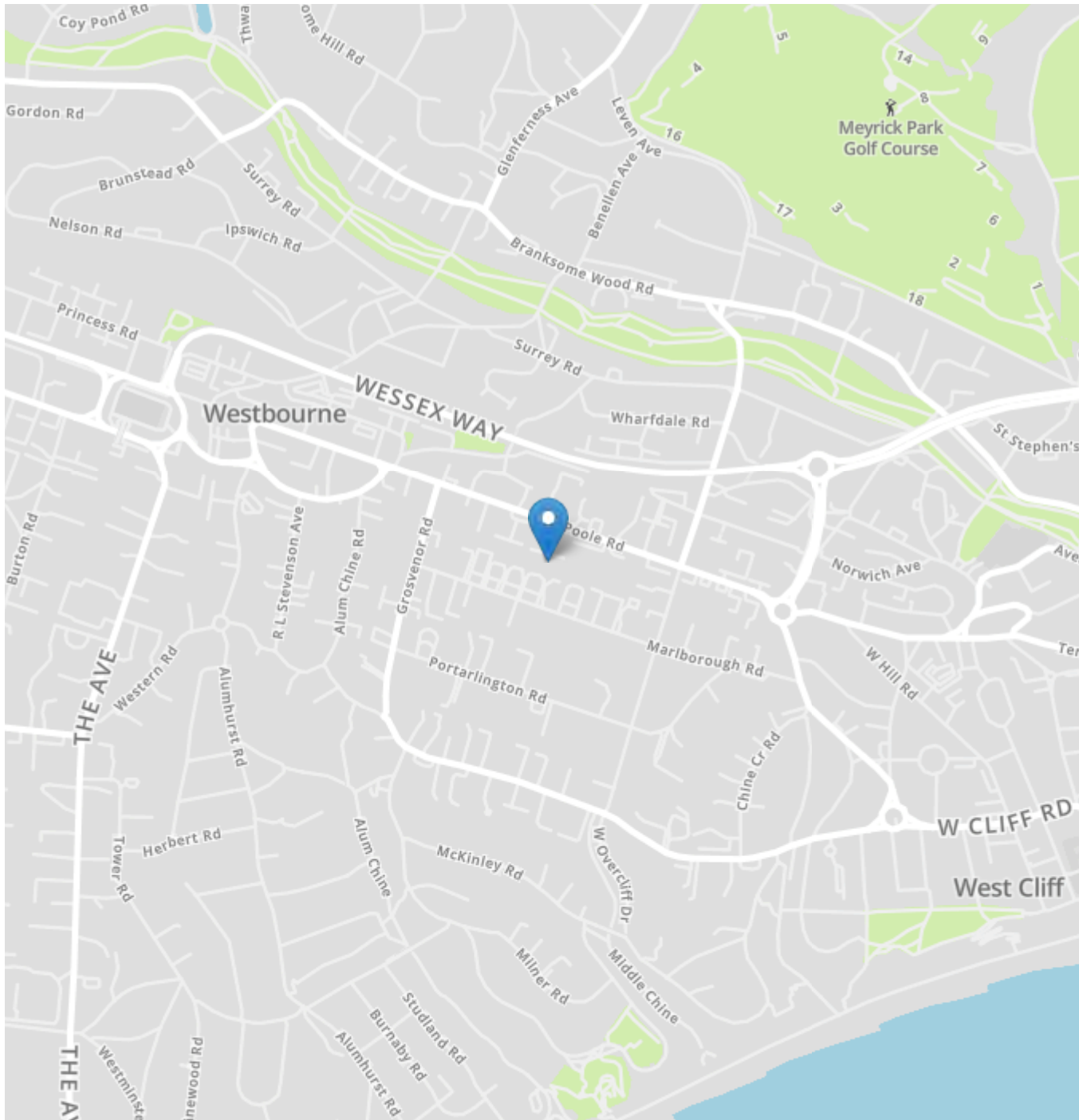


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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