

AUTUMN ROAD, BOURNEMOUTH BH11 8TF

*Asking Price*  
**£399,950**

Freehold







- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **THREE BATHROOMS**
- ◆ **VENDORS SUITED**
- ◆ **INTEGRAL GARAGE**
- ◆ **VAULTED KITCHEN BREAKFAST ROOM**
- ◆ **QUIET RESIDENTIAL LOCATION**
- ◆ **SOLE AGENTS**
- ◆ **MID TERRACED HOUSE**

A very well appointed and versatile, three bedroom, mid-terraced house boasting an integral garage as well as a newly completed ground floor extension, three bathrooms and generous off road parking.

### **Property Description**

The home is located close to Knighton Heath with its wealth of walks and the accommodation currently comprises three double bedrooms, three bathrooms, living room and kitchen with vaulted open plan dining area, all arranged over three storeys. The ground floor lays host to the recently completed kitchen/dining area and boasts full width bi-folding doors that open out on to the garden. There is also a cloakroom on the ground floor and integral garage. The first floor offers a living room and the first of the bedrooms, and there is a family shower room. On the second floor can be found the master bedroom and third bedroom, both offering en-suite facilities. The home benefits from gas fired heating and there is an electric underfloor heating system in the breakfast area of the kitchen, as well as an electrically controlled Velux window. The accommodation is double glazed and the living room has recently been decorated.









## Gardens and Grounds

The front garden is laid to hard standing providing parking for one vehicle and in turn this space provides access to the integral garage with an up-and-over style door. There is a further parking space conveyed with this property adjacent and the rear garden is laid to a kept lawn with patio area spanning the rear elevation. There is a further patio area towards the rear boundary which is ideal for enjoying the late afternoon and evenings and the garden backs on to Knighton Heath Golf Course.

## Location

Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



Size: 1105 sq ft (102.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: 2 parking spaces and integral garage

Garden: North West

Main Services: Electric, water, gas, drains, telephone, cable

Local Authority: BCP Council

Council Tax Band: D

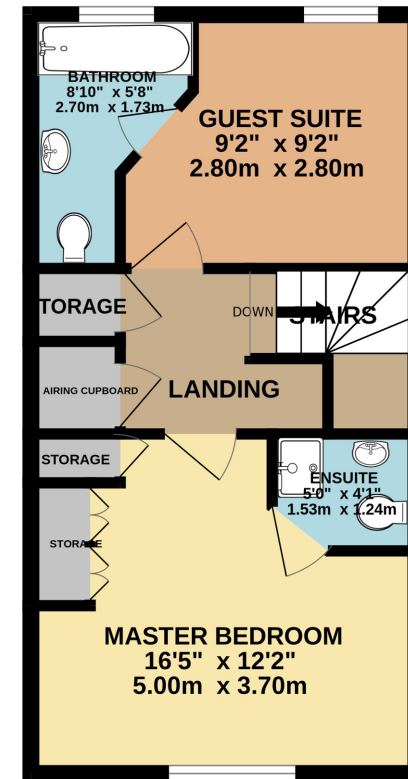
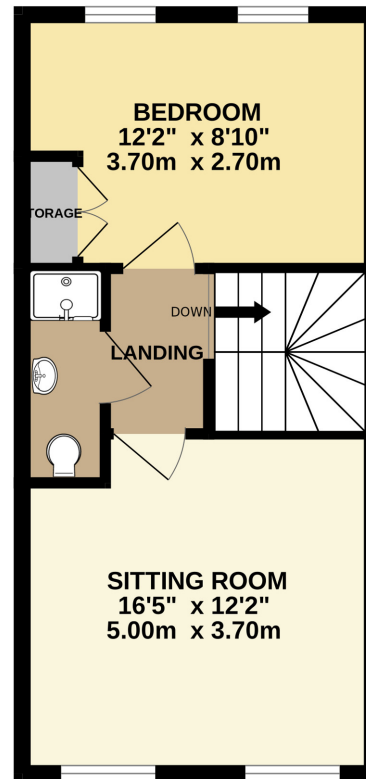
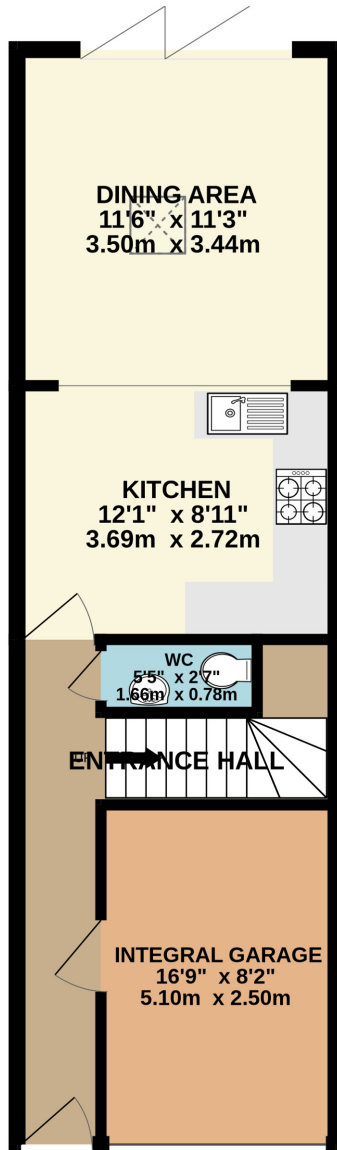




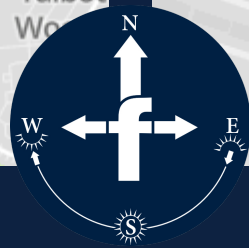
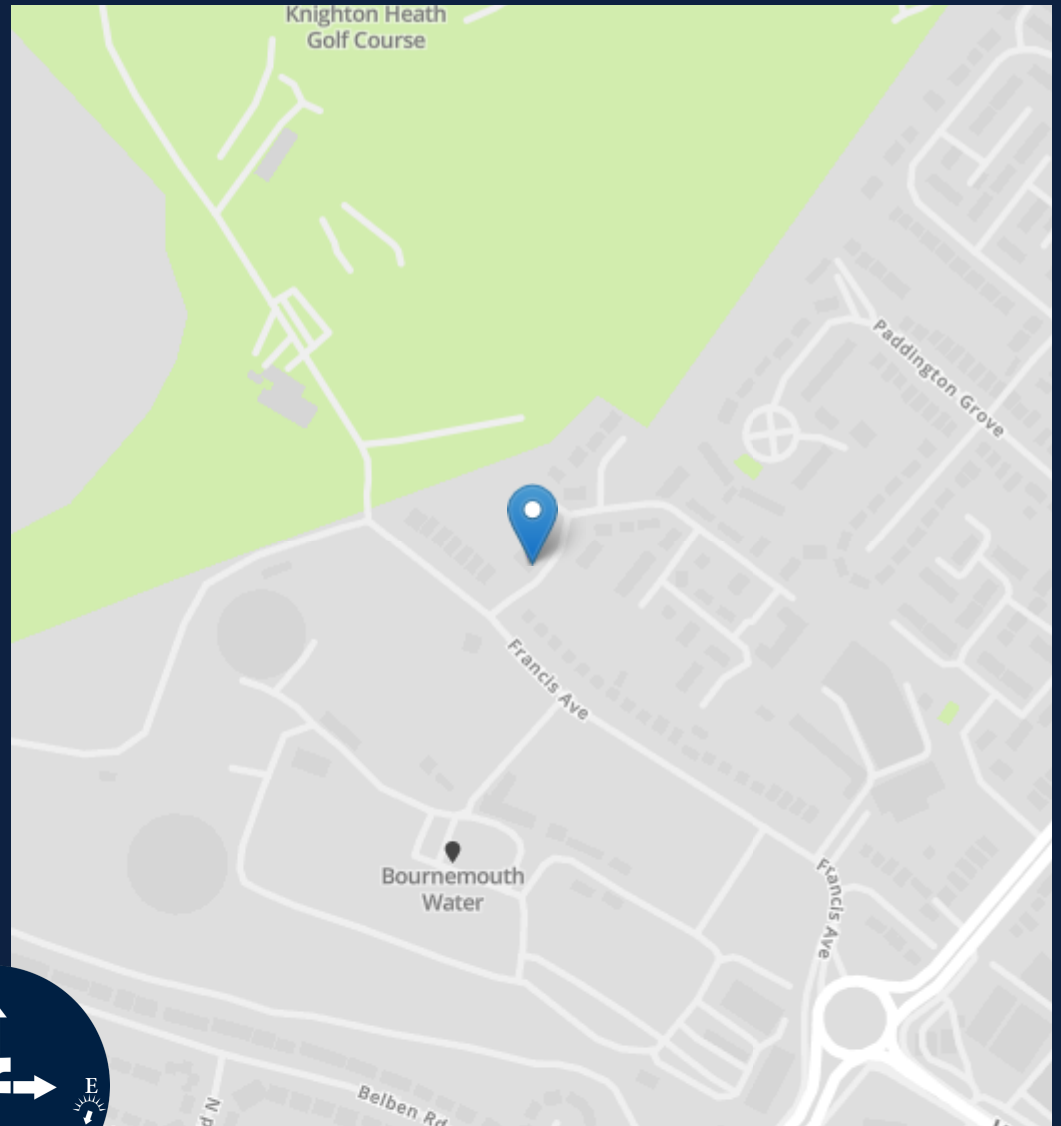
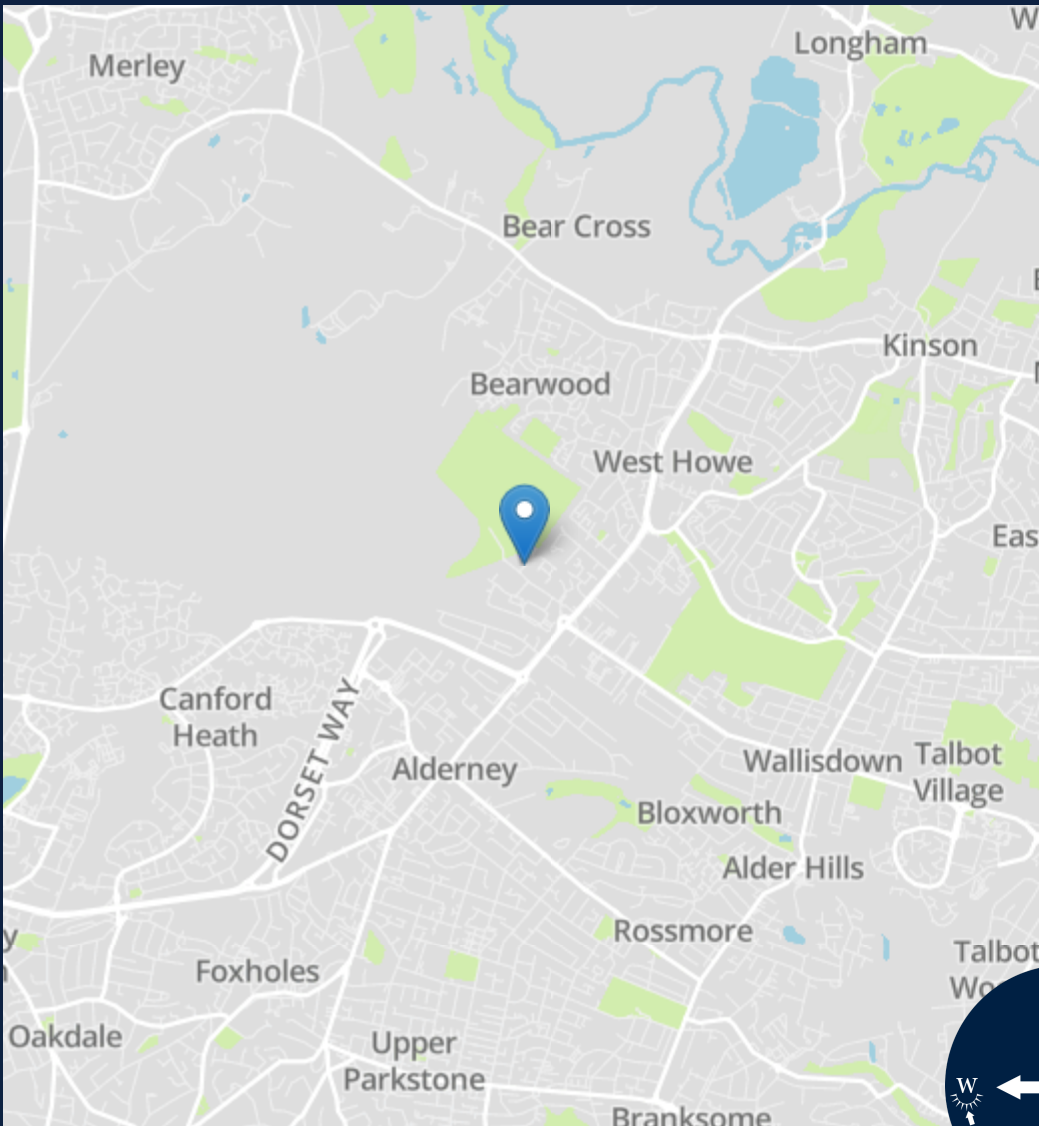




GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	79
<b>D</b> (55-68)	72
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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