

**Surrey Glade
Surrey Road
Bournemouth, BH4 9AH**



Three bedroom town house situated within a short walk to Bournemouth gardens and Westbourne village, offered to the market with no forward chain.

Price guide £425,000 Freehold







Situation & Description

Local nearby facilities include the highly regarded Talbot Heath School, West Hants Tennis and Leisure Club and the 18-hole golf course and leisure centre at Meyrick Park.

Within close proximity of the property is access to the Upper Central Gardens leading to Bournemouth town centre with its diverse range of restaurants, cafes, shops and leisure facilities. Local buses serve Surrey Road, also giving access to Westbourne with its own unique range of bars, restaurants, cafes, and boutiques as well as the Blue Flag beaches.

Mainline rail links to Southampton and London can be found at both Branksome and Bournemouth.

Entrance hall leads through to the principle accommodation.

On the ground floor is a WC together with understairs cupboard with plumbing and space for washing machine and tumble dryer.

Stairs lead to the first floor landing which accommodates the main living accommodation. The kitchen has a range of eye and low-level cupboards, integrated appliances including Bosch fridge/freezer, Neff dishwasher, Neff electric oven with electric hob and extractor above. Leading off the kitchen is the lounge/diner with pleasant outlook and sliding doors onto the balcony.

Stairs lead to the second floor landing with two bedrooms and a shower room. The second bedroom benefitting from fitted wardrobe is situated at the front aspect with balcony and the rear bedroom has sliding doors onto the garden.

Stairs lead to the third floor with master bedroom and en-suite bathroom. The master bedroom benefits from fitted wardrobes and has delightful treetop views. Cupboard housing the boiler and hot water tank. The en-suite offers exceptions space with four-piece suite including wash in shower cubicle, bath with hand held shower, low flush WC and wash hand basin with vanity unit under.

OUTSIDE

The garden is South west facing and is laid to decking, an ideal space to relax and unwind. The property benefits from a carport. Communal bike shed and personal storage cupboard.

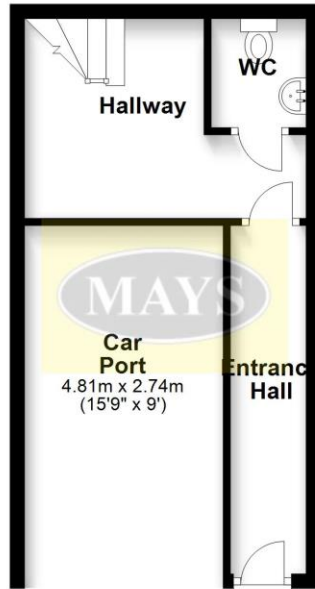
BCP Council Tax Band E

FEATURES

- **Located within walking distance of Bournemouth gardens and Westbourne village**
- **Three bedrooms, two bedrooms with balconies**
- **Main bedroom with delightful treetop views**
- **Separate kitchen**
- **Lounge/diner with pleasant outlook, with sliding balcony doors onto balcony.**
- **Carport**
- **South West facing with attractive decking area**

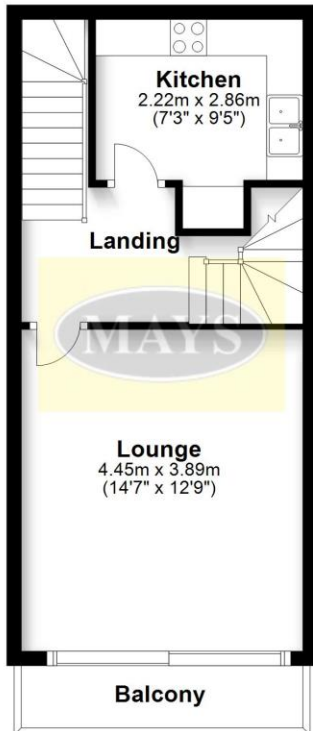
Ground Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



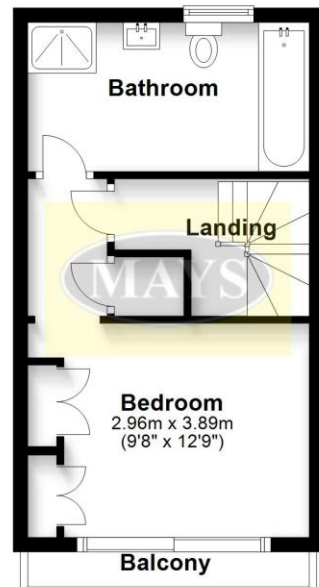
Second Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Third Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 122.2 sq. metres (1315.4 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







| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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.

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New Developments (where applicable)

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