



**Garsdale Close
Bournemouth, Dorset BH11 9DN**

FREEHOLD PRICE

£300,000

“Semi-detached house requiring modernisation in popular cul-de-sac with southerly aspect garden and NO CHAIN”

This modern semi-detached house has recently been rented and is now offered with no chain and requires modernisation.

The property is located in an extremely convenient location, only 200 yards from regular bus routes within access of Kinson shopping centre and Tesco supermarket and main routes to Poole and Wimborne.

The accommodation comprises three first floor bedrooms, a wet/shower room, kitchen/breakfast room and spacious lounge/dining room with patio doors to the garden.

Other benefits include gas central heating, double glazing, driveway parking to a single garage and a large, inner lobby from the front door that could provide access into a garage conversion.

Ground floor:

- Double glazed door to immediate **entrance lobby**. This area would provide integral access into the garage for a future conversion. Glazed inner door to the entrance hall
- **Cloakroom WC** with wash hand basin and extractor fan
- **Kitchen/breakfast room** original fitted kitchen comprising base and wall mounted unit and double glazed window to the front aspect, wall mounted Worcester gas boiler requiring modernisation but with space for a table and chairs, power and plumbing for appliances
- **Lounge/dining room**, double glazed sliding patio doors give access to and overlooking the rear garden, further double glazed window, door to understairs storage

First floor:

- **Landing** with hatch to loft, door to cupboard housing water cylinder with slatted shelving above
- **Bedroom one** double glazed window to the front aspect
- **Bedroom two** double glazed window to the rear aspect
- **Bedroom three** double glazed window to the rear aspect
- **Shower/wet room** requiring modernisation adapted and updated as a wet room with Mira wall mounted shower, tiled splashbacks and soakaway flooring, wash hand basin, WC and double glazed window to the front

Outside:

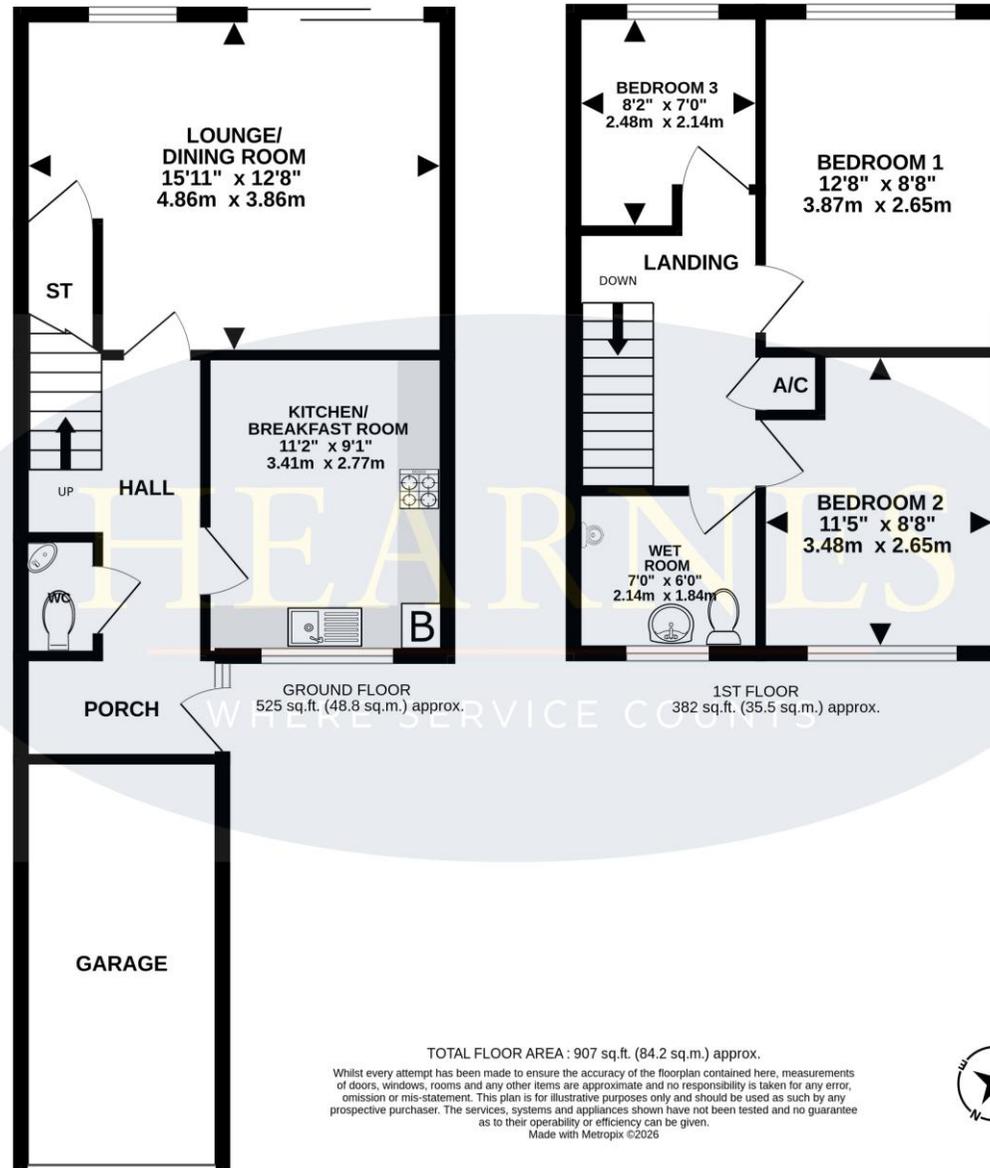
- **There is driveway parking** with further visitor parking in the road, a section of front lawn and side access to the rear garden
- **Rear garden** measuring approximately 30ft x 22ft, southerly aspect enclosed by panelled fencing
- **Garage** with up and over door

COUNCIL TAX BAND: C

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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