

GROUND FLOOR

1ST FLOOR

Energy Efficiency Rating

Potential	Current
75	66

England, Scotland & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs

(92+)

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

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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13 | Helyar Road | Bournemouth | BH8 0LX

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Location

Situated in this popular residential location popular with families due to its proximity to local amenities and transport links to the Town Centre and Train Station which offers direct links to London. The A338 is also in close proximity offering direct links to Southampton and beyond.

The property also benefits from being moments from Bournemouth University, JP Morgan, Royal Bournemouth Hospital and well regarded primary and secondary schools.

Bournemouth Beach and Town Centre is a short drive or bus journey away offering a range of supermarkets, restaurants, Cafes and independent shops.

Castlepoint shopping centre is within walking distance to the property offering a further range of Supermarkets, restaurants, cafes as well as high street chains.

Accommodation

Front aspect door to a spacious hallway with returning staircase, two storage cupboards and access to the kitchen / dining room. This is a spacious front to back room with a fitted kitchen including integrated oven, hob and extractor, open plan through to dining area.

From the kitchen there is a square arch through to the living room.

On the first floor you will find additional large storage cupboards, a separate WC and a family bathroom. Both bedrooms are on this floor and are of a very good size.

Outside you will find an enclosed front garden (which could be converted to off road parking subject to a lowered kerb)

The rear garden is enclosed and is laid to a section of lawn with a patio area.



Kitchen / Diner

6.62m x 2.61m (21' 9" x 8' 7")

Living Room

3.68m x 3.28m (12' 1" x 10' 9")

Bedroom 1

4.77m x 3.02m (15' 8" x 9' 11")

Bedroom 2

3.81m x 2.91m (12' 6" x 9' 7")

Bathroom

1.7m x 1.54m (5' 7" x 5' 1")



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

