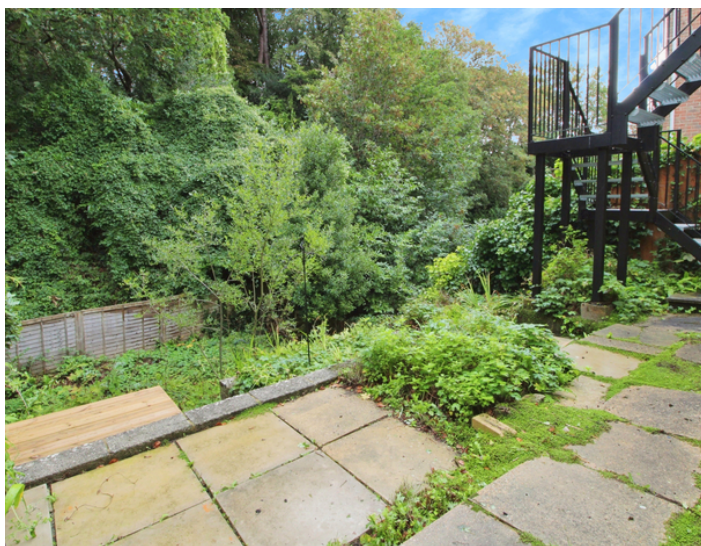




33f Alumhurst Road, Bournemouth, Dorset BH4 8EN

£550,000

brown & kay



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR




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THE PROPERTY

A rare opportunity to secure a charming semi-detached house occupying a super position just a short stroll from vibrant Westbourne and Chine walks which meander to the beach. This lovely home has been subject to many upgrades and boasts generous and well proportioned accommodation to include a well fitted kitchen, separate lounge featuring bay window and dining room off with access out to the balcony, downstairs cloakroom, three good size bedrooms and family bathroom. Outside, there is a delightful rear garden accessed via stairs down from the porch, plus a garage and driveway for off road parking. This unique home offers the perfect combination of convenience and lifestyle living and would make an excellent property choice.

Ideally positioned in this highly sought after area moments from the heart of Westbourne, renowned for its eclectic mix of cafe bars, boutique shops and diverse restaurants creating a lively yet welcoming community atmosphere as well as the usual high street names such as Marks and Spencer food hall. Picturesque Chine walks with meandering pathways are also close by and lead directly on to miles upon miles of golden sandy beaches and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club, one of the UK's top 100 courses.

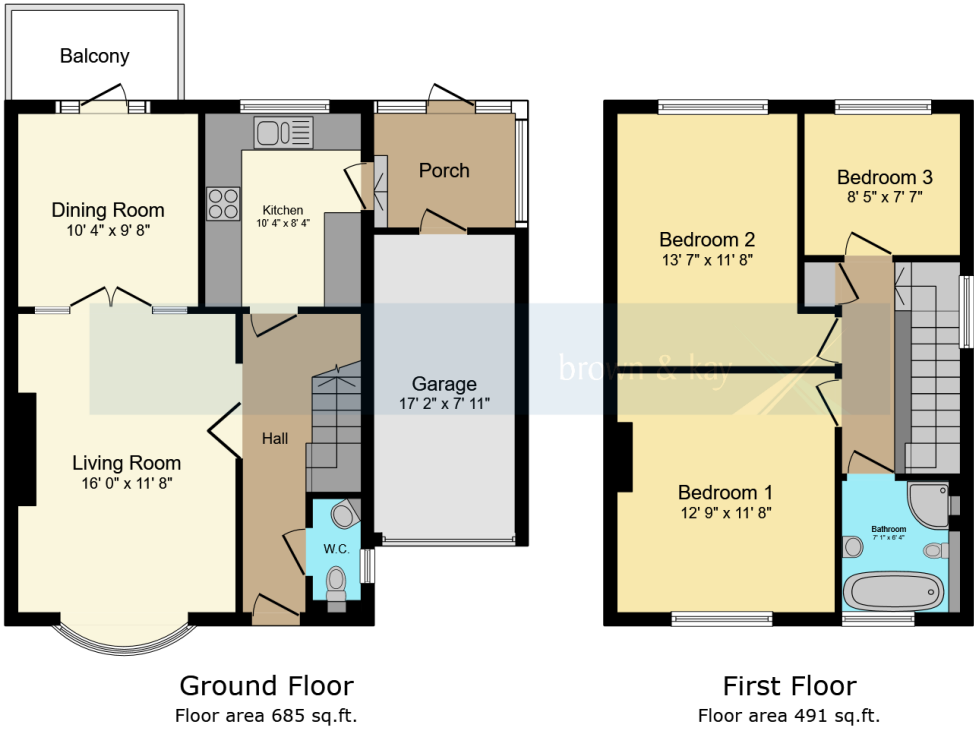
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Driveway & Garage
- Utilities - Mains Electricity, Mains Gas & Mains Water
- Drainage - Mains Drainage
- Broadband - Refer to ofcom website
- Mobile Signal - Refer to ofcom website
- Council Tax - Band D
- EPC Rating - C

KEY FEATURES

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY
- WELL PRESENTED
- EXCELLENT LOCATION
- FOUR PIECE BATHROOM PLUS ADDITIONAL CLOAKROOM
- LOUNGE/DINER
- BALCONY
- LOWER GARDEN
- FREEHOLD



Total floor area: 1,176 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io