



Asking Price

£425,000

GLENMOOR ROAD, WEST PARLEY, FERNDOWN BH22 8QE

Freehold



- ◆ DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SOUTHERLY REAR ASPECT
- ◆ INTEGRAL GARAGE AND OFF ROAD PARKING
- ◆ TWO BATHROOMS
- ◆ CLOSE TO AMENITIES
- ◆ SOLE AGENTS



Property Description

A well proportioned, detached family home that boasts scope to be able to extend and currently offers three bedrooms as well as two bathrooms. The living accommodation comprises an open plan lounge/dining room that in turn gives access to the integral garage. The home benefits from double glazing as well as gas fired heating and is within easy walking distance of Parley First School.





Gardens and Grounds

The front garden is laid to lawn with a tarmacadam driveway suitable for several vehicles and in turn giving access to the integral single garage with an up and over style door. The rear garden is predominantly laid to a kept lawn with a patio spanning the rear elevation.

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: 1,627 sq ft (151.2 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road & garage

Garden: Southerly

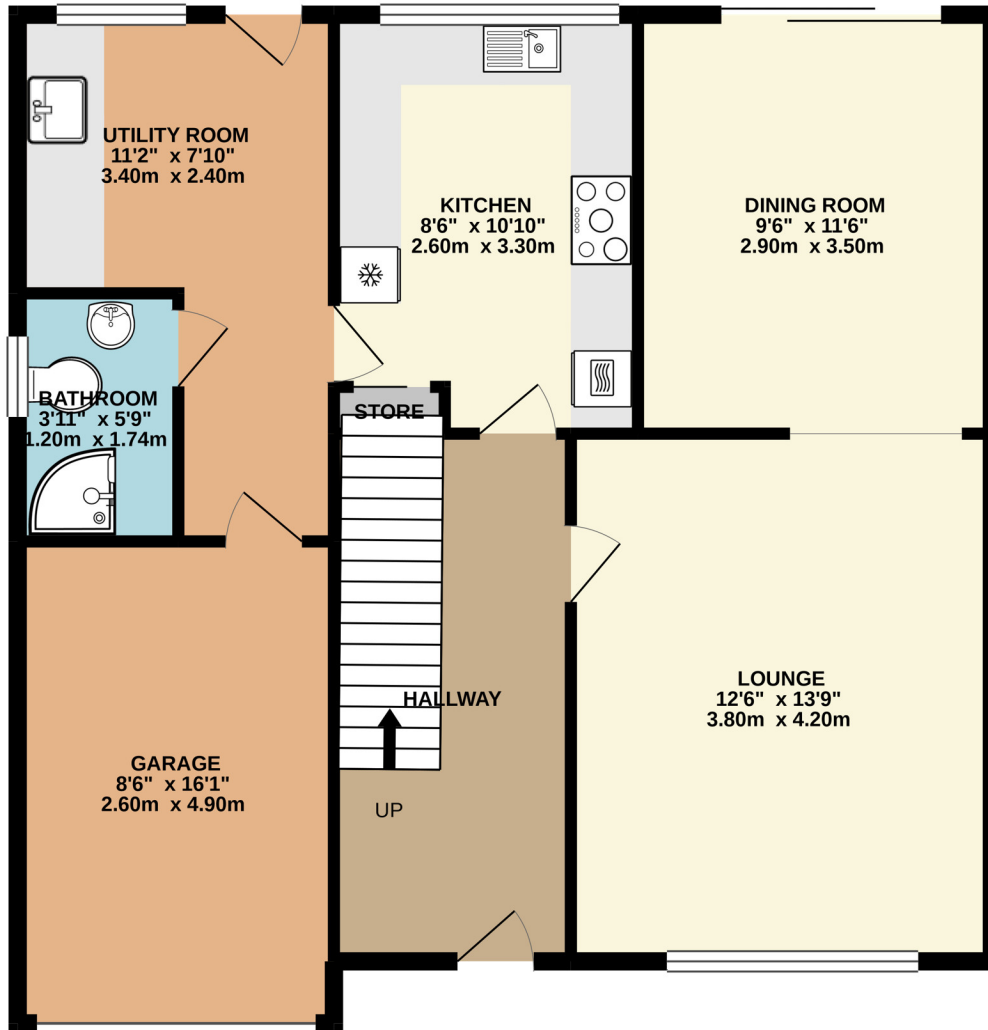
Main Services: gas, water, electric, drains

Council tax: D

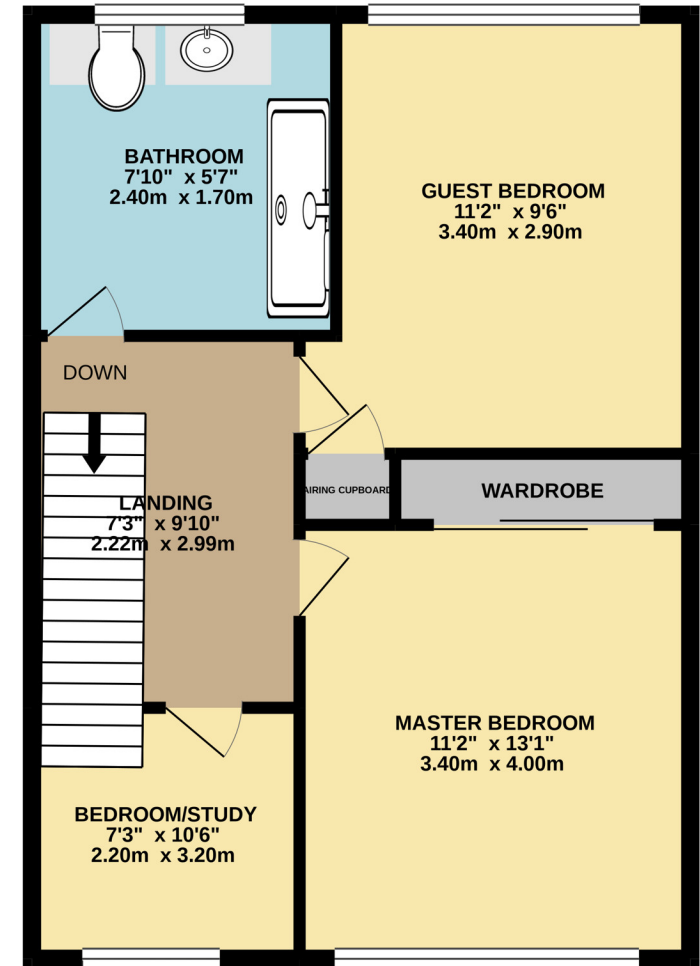




GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



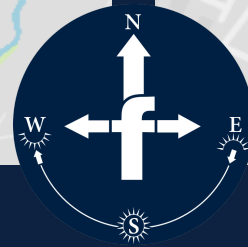
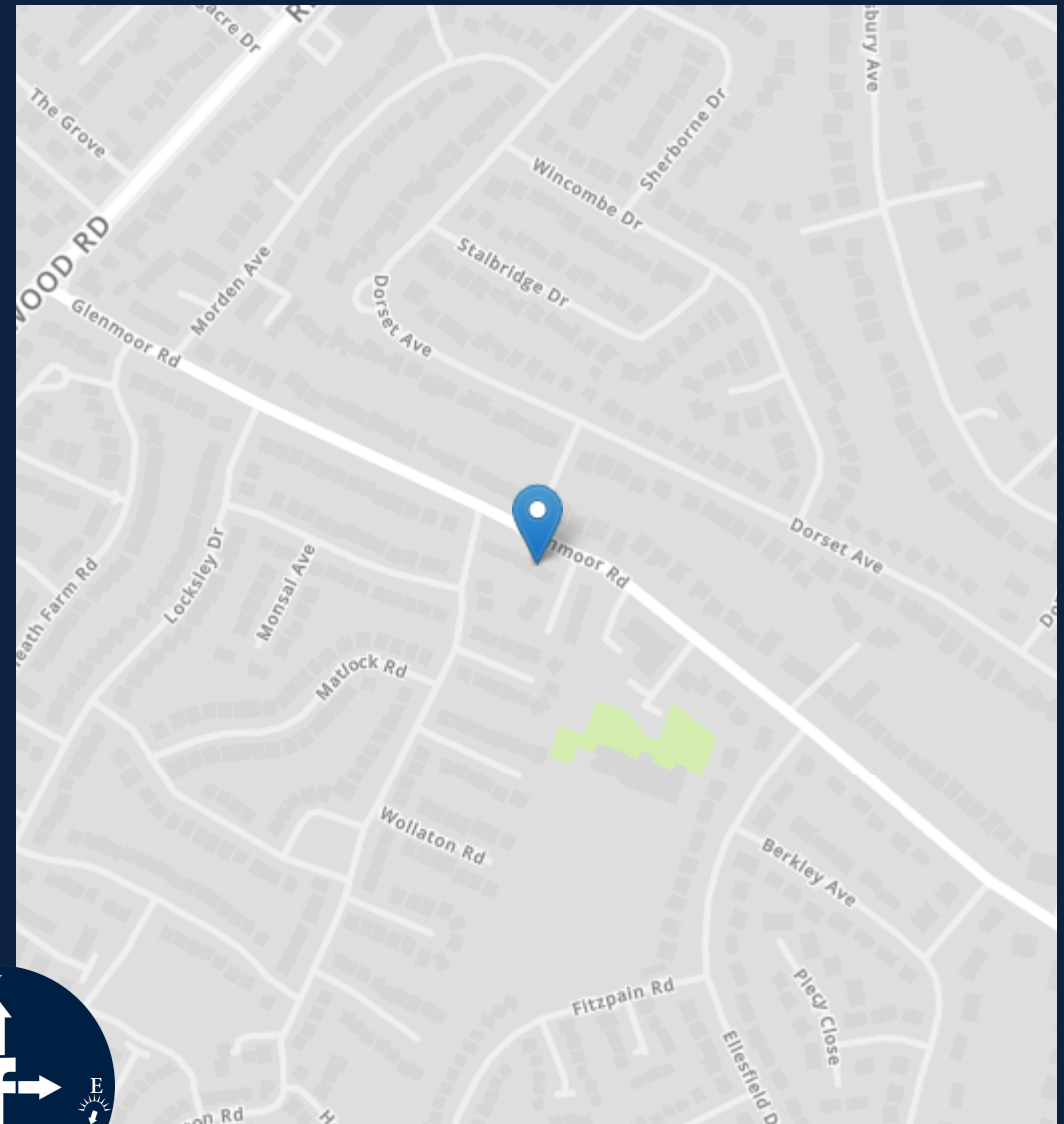
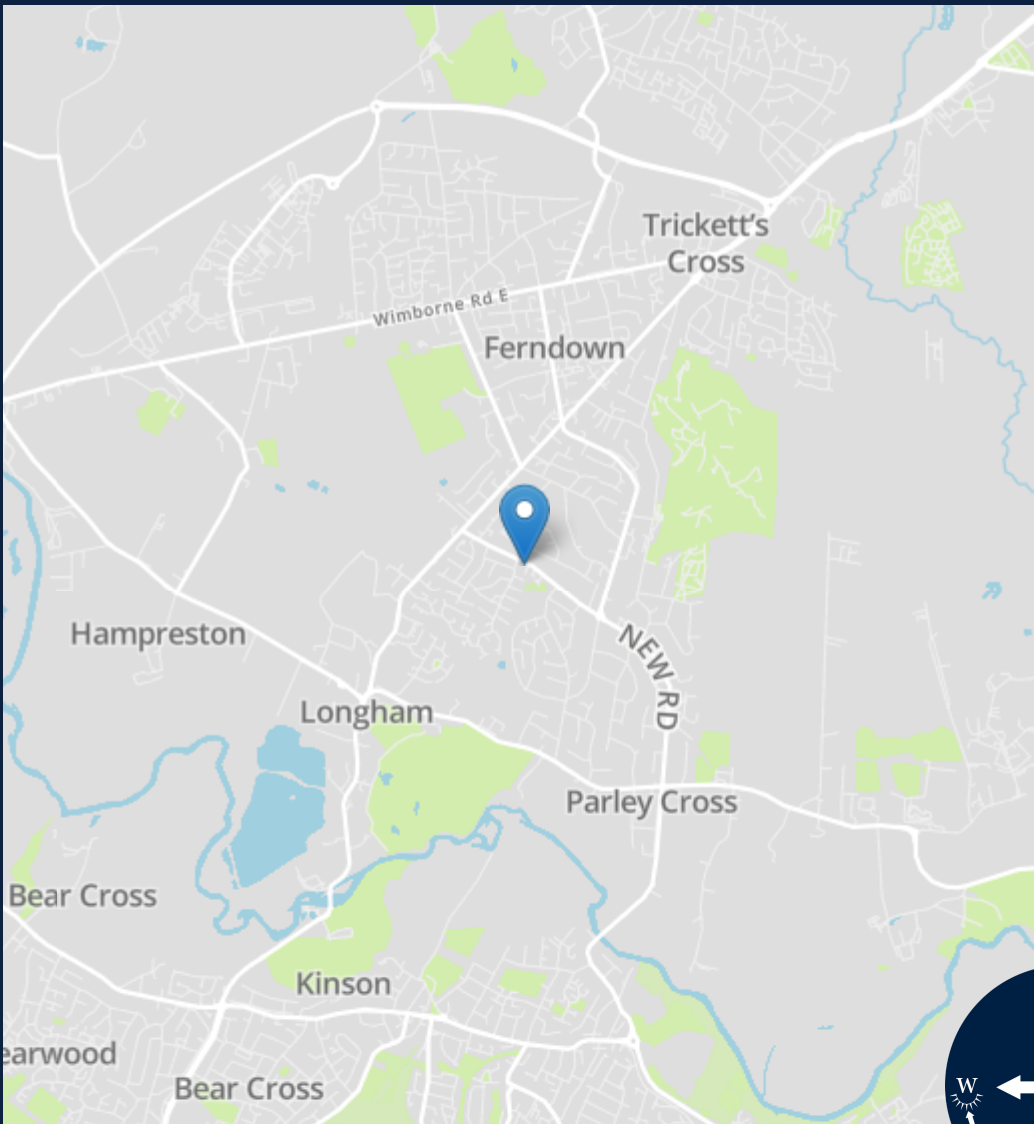
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 sq.m.) approx.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
69	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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