



Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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**2 Charles Gardens, Bournemouth, Dorset, BH10 5EH**  
**Offers Over £325,000**

**\*\* BRAND NEW TWO BEDROOM DETACHED BUNGALOW \*\* 10 YEAR WARRANTY \*\*** Link Homes Estate Agents are delighted to present for sale this immaculate two bedroom detached new build bungalow situated in the BH10 postcode. Benefitting from an array of standout features including two double bedrooms with one offering built-in wardrobes, an open-plan kitchen/living room with integrated appliances and French doors leading onto the low maintenance fully landscaped private rear garden, a stylish four-piece bathroom suite, underfloor heating throughout and a block-paved driveway with parking for one vehicle. This property is a must view to avoid disappointment!

Locations don't get much more central, Slades Farm, Redhill Park, The Winton High Street and the Bournemouth University are all a short walk away as well as an abundance of highly rated primary and secondary schools including Winton Pre-School, Hillview Primary Academy, Glenmoor and Winton Academies. Bournemouth Town Centre, the beaches and Castlepoint are only a short drive away offering a range of shops and other useful amenities. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2 hours 30 minutes' commute. There are also main line train routes from Bournemouth railway station to London Waterloo.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, loft hatch, composite door to the front aspect, cupboard with the consumer unit and underfloor heating controls enclosed, and coconut matt and carpeted flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, two UPVC double glazed French doors to the rear aspect, smoke alarm, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, composite splash back, power points with USB charging, four point 'Lamona' induction hob with integrated 'Lamona' oven and stainless-steel extractor fan, television point, underfloor heating, and herringbone style LVT flooring.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, underfloor heating control, power points, television point and carpeted flooring.

### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to front aspect, power points, television point, under floor heating, fitted double wardrobe, a cupboard with an air source heat pump enclosed, underfloor heating control and carpeted flooring.



### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath, enclosed waterfall shower with extra shower head, wall mounted sink with under cupboard, wall mounted mirror with feature lighting, toilet, stainless steel heated towel rail, tiled walls and tiled flooring.

## Outside

### Garden

Laid to porcelain tiles with artificial grass area, surrounding wooden fences, bark boarder, outside wall lights, side gated access and an outside tap.

### Driveway

Block paved driveway with space for one vehicle, bark area, surrounding wooden fences and brick-built wall, stand stone pathway and downlight.

## Agents Notes

### Useful Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: TBC

### Stamp Duty

First Time Buyer: £1,250

Moving Home: £6,250

Additional Property: £22,500