



Asking Price

£365,000

BOHEMIA GARDENS, BEARWOOD BH11 9FT

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ TWO OFF ROAD PARKING SPACES
- ◆ EN-SUITE TO MASTER BEDROOM
- ◆ NO FORWARD CHAIN
- ◆ MODERN FITTED KITCHEN
- ◆ EASTERLY FACING REAR GARDEN
- ◆ SOLE AGENTS

A well presented and versatile three bedroom semi detached house boasting an en-suite facility, two bathrooms and a secure, easterly facing, rear garden.

Property Description

The property sits towards the southerly edge of this well-known development on the edges of Bearwood. The accommodation offers a living room, modern fitted kitchen and cloakroom to the ground floor with three double bedrooms, family bathroom and en-suite facility on the first floor. Furthermore, the property benefits from gas fired heating and double glazing throughout and is being offered without a forward chain.





Gardens and Grounds

The front garden is primarily laid to lawn and there is a block paved driveway suited to two vehicles. To the left hand side of the property a wood built garden gate denotes access to the rear garden and there is a useful utility area to the side of the home where a garden shed/store could easily be erected. The rear garden is almost entirely laid to lawn and there is a paved patio spanning the rear elevation, which is ideal for outside entertaining.

Service Charge Details: Estate Charge: £360 per annum but not started yet.

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: 758 sq ft (70.4 sq m)

Heating: Gas fired (combi) less than 2 yrs old - serviced Dec 22.

Glazing: Double glazed

Parking: Driveway for 2 vehicles

Garden: East facing

Main Services: Electric, Water, Gas, Drains, Telephone

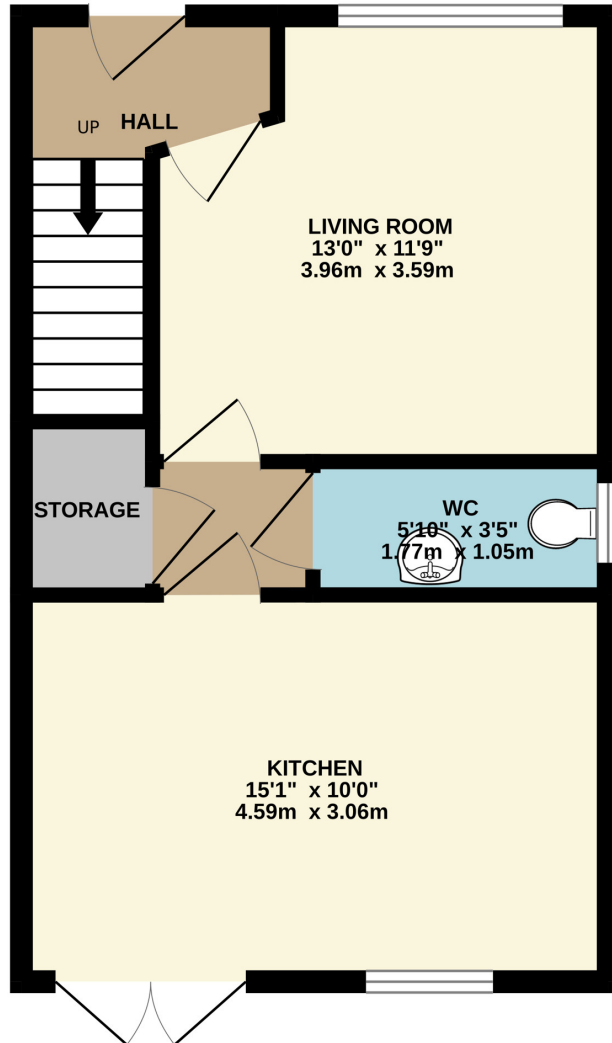
Local Authority: BCP Council

Council Tax Band: C

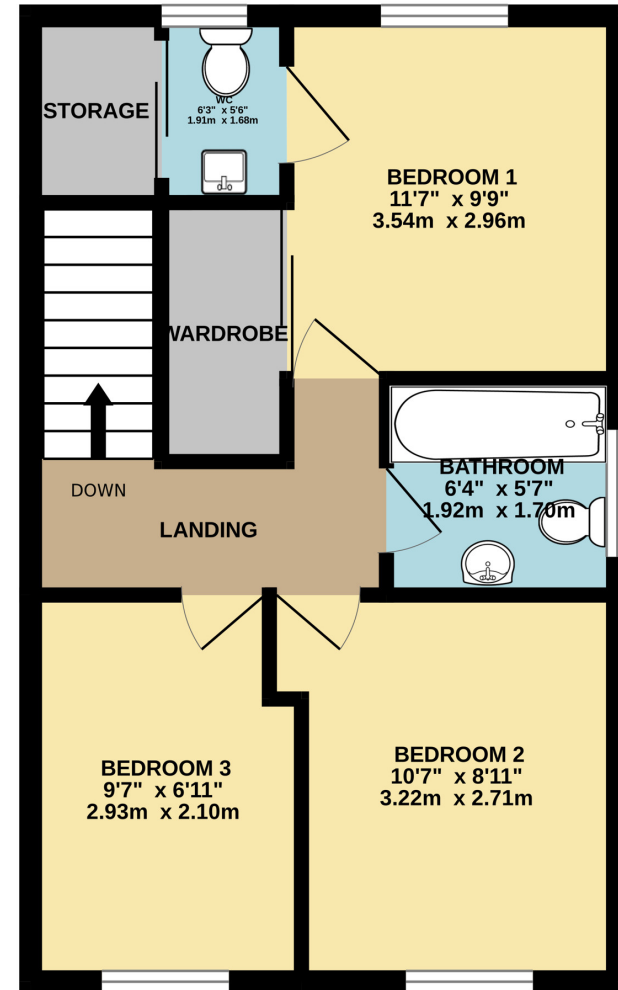


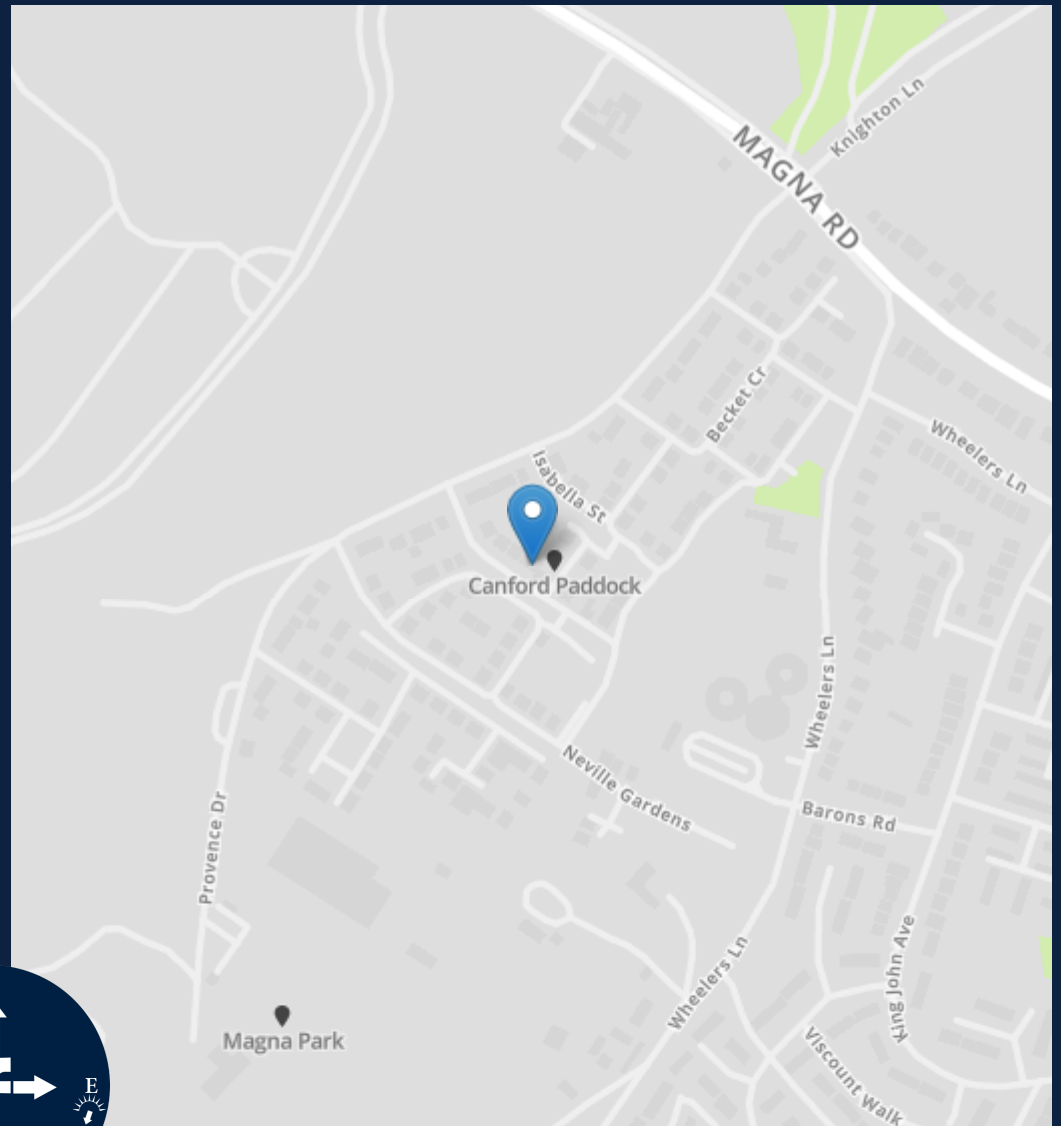
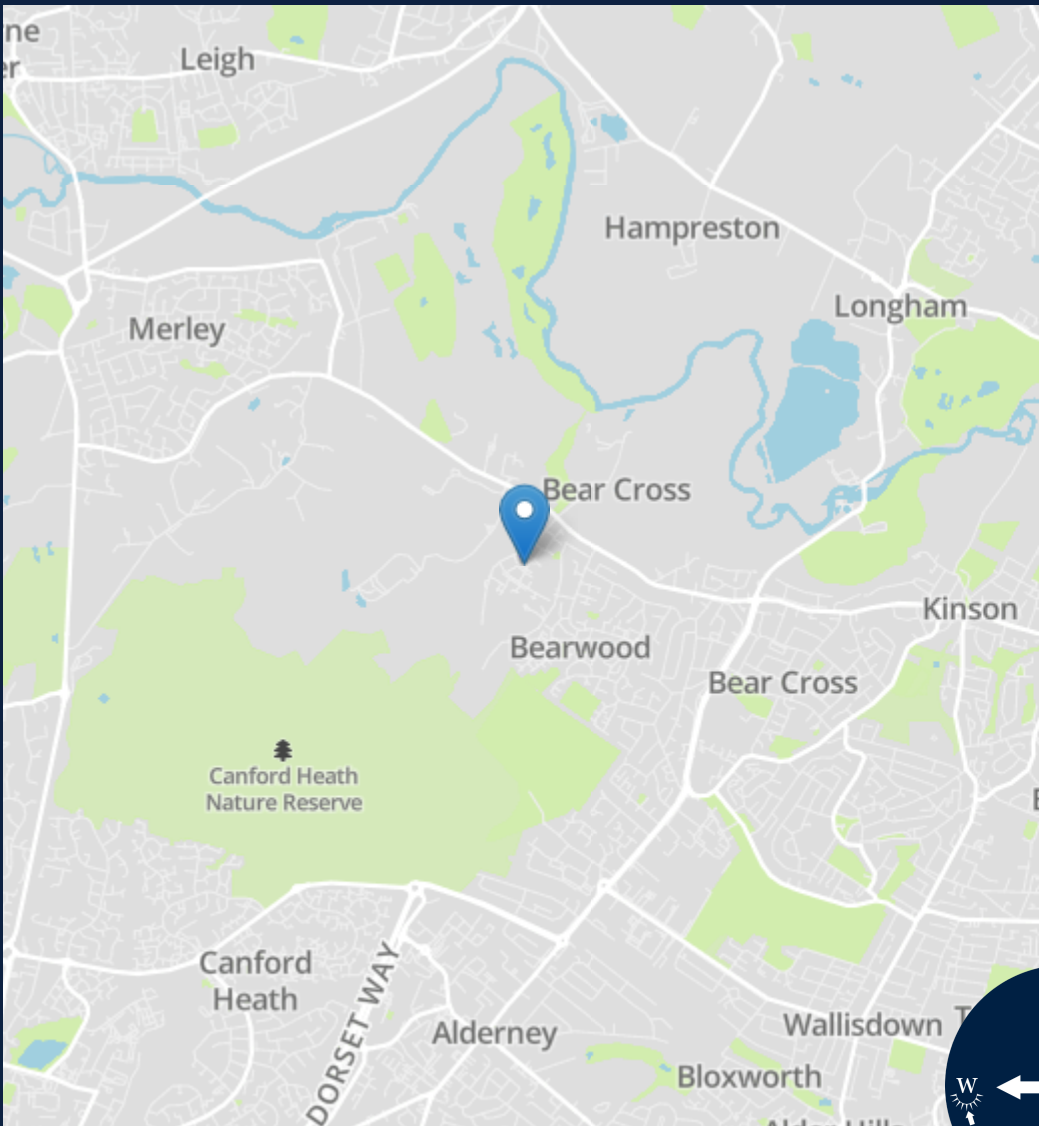


GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	96
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000