



*Asking Price*

£365,000

Freehold

HEATHER CLOSE, BOURNEMOUTH BH8 0ER



- ◆ MID-TERRACED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ OFF ROAD PARKING
- ◆ SOUTH EASTERLY REAR ASPECT

A well proportioned, three bedroom, three reception room, mid-terrace house which has been sympathetically extended and offers gas fired heating, double glazing and off road parking for two vehicles.

## Property Description

The home sits towards the entrance of this residential cul de sac which is close to Muscliffe Primary School. The accommodation has been sympathetically extended and comprises of a living room, separate dining room, internal study room and kitchen to the ground floor. The first floor offers three double bedrooms with two having an extensive selection of fitted furniture, along with a family bathroom.

## Gardens and Grounds

The front garden is primarily laid to a kept lawn and there is a driveway to the left hand side. The driveway is suited to two vehicles being parked in tandem with the second space benefiting from being a covered carport, which is integrated to the house. The rear garden is south-easterly in orientation and is predominantly laid to lawn. There is a patio spanning the rear elevation of the home and the boundaries are clearly denoted by close panel fencing.

## 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: 986 sq ft (91.6 sq m)

Heating: Gas fired (Vented) Serviced annually

Glazing: Double glazed

Parking: Driveway and carport

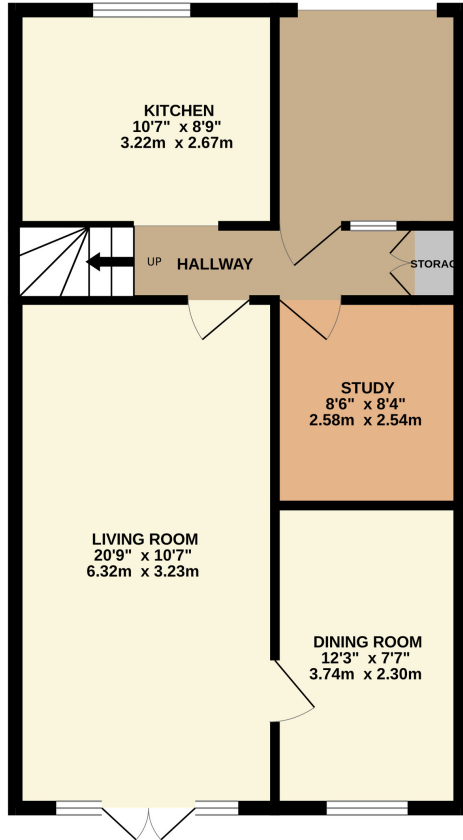
Garden: South East facing

Main Services: Electric, gas, telephone, water, drains

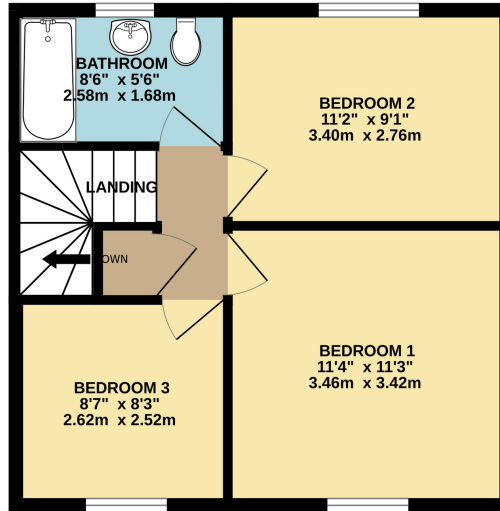
Local Authority: BCP Council

Council Tax Band: C

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.

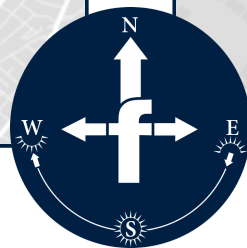
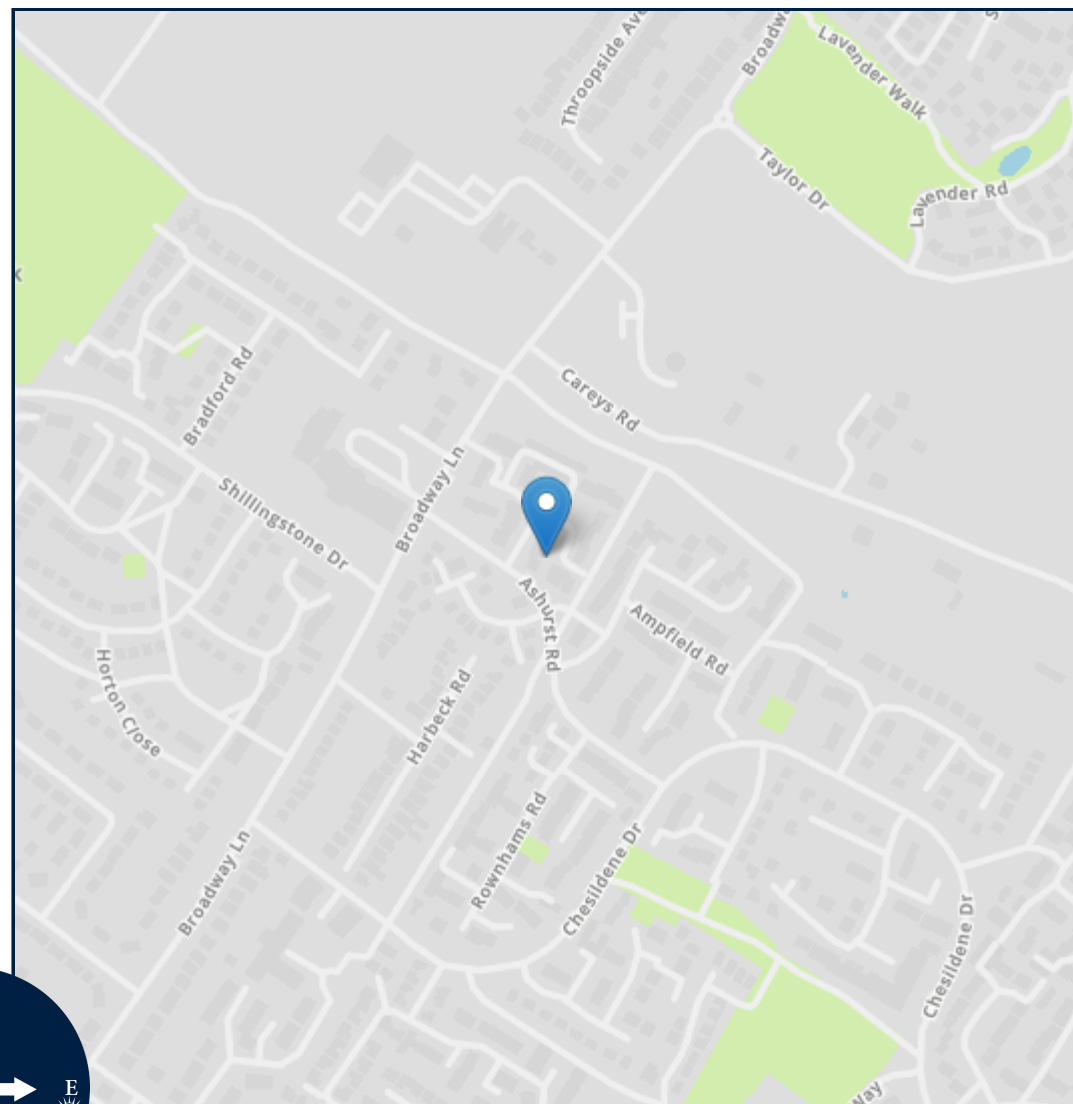
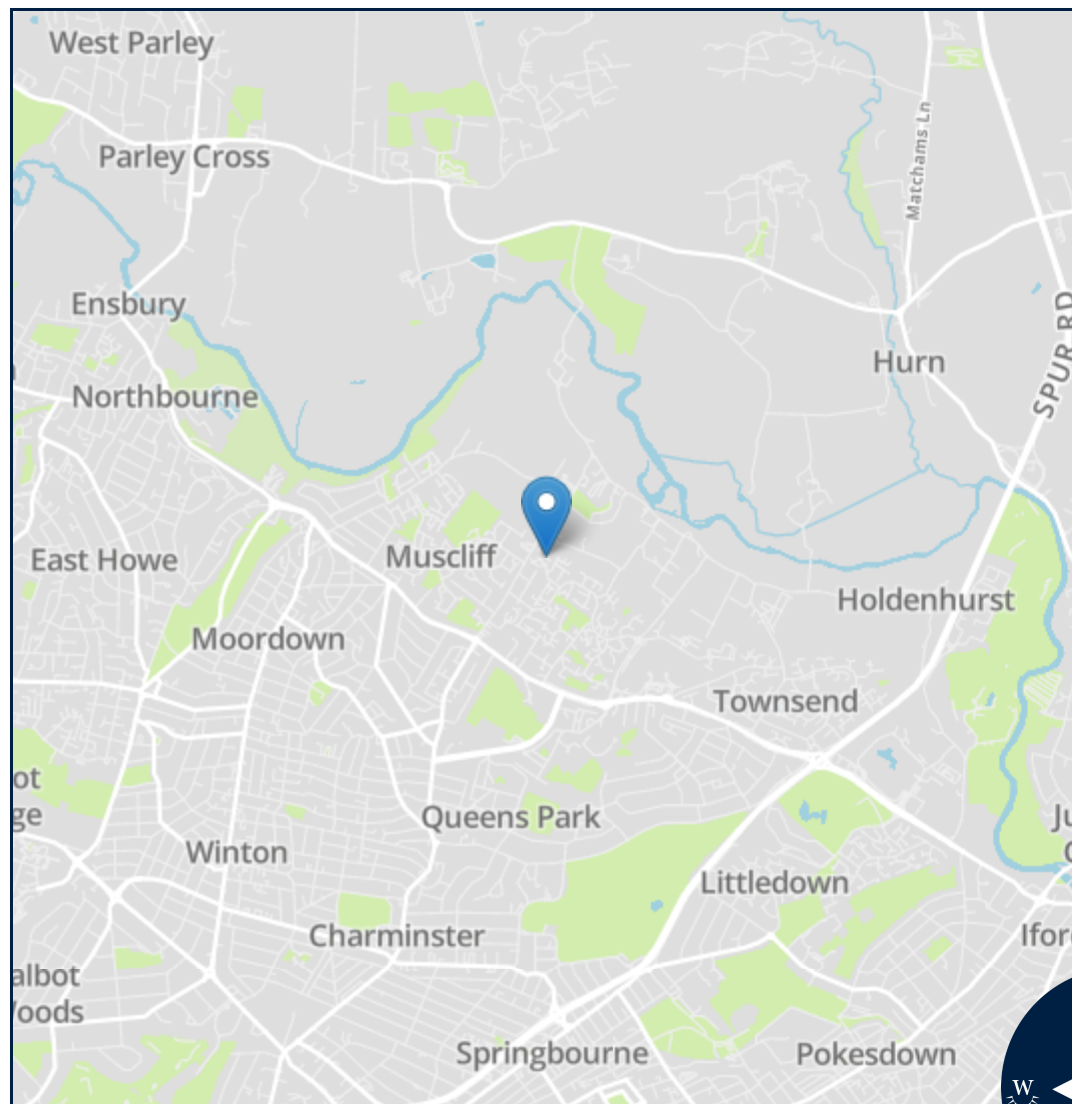


1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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