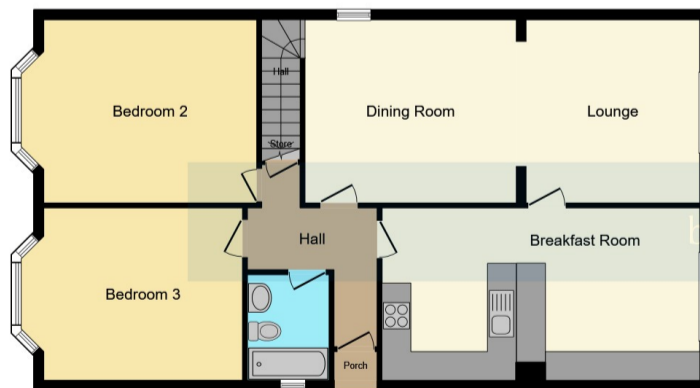
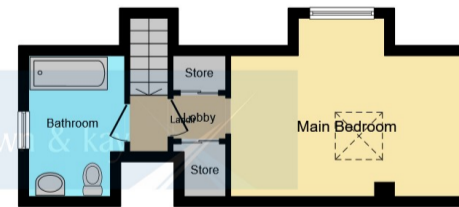




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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**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 Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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## 22 Walliscott Road, WALLISDOWN, Dorset BH11 8RR

£399,950

### The Property

Located in a pleasant position in the popular area of Wallisdown is this three bedroom detached chalet bungalow offered for sale with no forward chain. The home affords bright and spacious accommodation and in brief benefits from a 27' lounge/dining room with French doors to the rear garden, well fitted 21' kitchen/breakfast room, two ground floor bedrooms together with a bathroom, and on the first floor there is a more than generous bedroom with views to the heathland, plus an additional bathroom. A particular feature is the delightful rear garden with parking to the rear and garage for storage etc.

Wallisdown is a popular residential area with local amenities and bus services close to hand. For more comprehensive needs, Bournemouth town centre is accessible and there you will find a wide and varied range of shopping and leisure facilities with beautiful manicured gardens and golden sandy beaches beyond.

### ENTRANCE PORCH

Composite double glazed frosted door to entrance hall.

### ENTRANCE HALL

Storage cupboard, doors to the following rooms.

### LOUNGE/DINING ROOM

27' 3" x 10' 6" (8.31m x 3.20m) Rear aspect UPVC double glazed French doors to the garden, laminate flooring, stairs to the first floor, radiator, door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

21' 2" x 11' 1" (6.45m x 3.38m) Well fitted and equipped with a range of wall and base units with complimentary work surfaces and feature metro tiled surround, space for free standing fridge/freezer. Appliances to remain include the dishwasher, washing machine and five point Smeg electric oven with gas hob.

### BEDROOM TWO

12' 1" x 10' 0" (3.68m x 3.05m) Front aspect UPVC double glazed bay window, radiator, in-built wardrobe.

### BEDROOM THREE

10' 10" x 10' 6" (3.30m x 3.20m) Front aspect UPVC double glazed bay window, radiator.

### BATHROOM

Suite comprising bath with glass shower screen, w.c. and wash hand basin. Heated chrome towel rail, UPVC double glazed window.

### FIRST FLOOR LANDING

Storage cupboard.

### BEDROOM ONE

26' 4" x 8' 3" (8.03m x 2.51m) measured from a height of 1.5m due to limited head height. Triple aspect room with two double glazed windows and one velux window. Radiator and eaves storage.

### BATHROOM

Suite comprising Jacuzzi bath, wash hand basin and w.c. Frosted glazed window.

### GARAGE (TO THE REAR)

Garage (storage) located to the rear of the property, there is off road parking also with double gated access.

### REAR GARDEN

A particular feature of the property is the delightful rear garden which is of a generous size with areas of lawn, patio and raised bed borders, established planting.

### COUNCIL TAX - BAND C