





THE PROPERTY

Brown and Kay are pleased to market this lovely detached bungalow offering three/four bedrooms, with the fourth bedroom ideally suited as a study or home office. The property features a stunning kitchen/breakfast room with doors opening onto the rear garden, complemented by a useful utility room alongside a separate shower room. The spacious lounge provides a comfortable living area and completing the accommodation is a four-piece family bathroom with a separate shower cubicle. Outside, there is a well-maintained and attractive rear garden. Additional benefits include double glazing and gas central heating making this a must see home!

The property is situated in this pleasant residential area ideally located to take advantage of local amenities and schools catering for differing ages. For shopping there are plenty of options to include Castle Point and the main town centre of Bournemouth both offering a wide and varied range of facilities. With transport in mind, the area is well served with buses operating to surrounding areas and main line train station at Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Freehold
 Parking - Driveway Parking
 Utilities - Mains Electricity, Water and Gas
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - C

KEY FEATURES

- VENDOR SUITED
- SOUGHT AFTER LOCATION
- STUNNING KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOMS
- STUDY/BEDROOM FOUR
- UTILITY ROOM
- SHOWER ROOM
- FOUR PIECE BATH/SHOWER ROOM
- LOVELY REAR GARDEN
- A MUST SEE HOME

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



Floor Plan

Floor area 115.5 sq.m. (1,243 sq.ft.)

Total floor area: 115.5 sq.m. (1,243 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io