

141b, Malvern Road, Moordown, Bournemouth, BH9 3BP

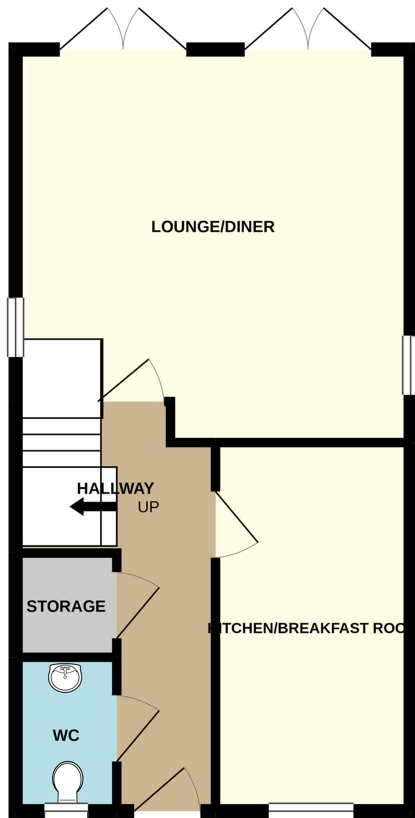
£335,000 GUIDE PRICE

* NO FORWARD CHAIN * A four bedroom deceptively spacious detached house conveniently situated on this popular road between Moordown and Charminster's cosmopolitan high street with it's array of bars, bistros and shops. This modern property was built in 2008 and presents an ideal investment purchase/family home. Offering over 1000 sq ft of accommodation which comprises: 16' lounge with direct garden access, modern kitchen/breakfast room, downstairs cloakroom and bathroom. Externally the property benefits from low maintenance front and rear gardens and off road parking. Further features include: some integrated appliances to kitchen, storage cupboards, gas central heating and UPVC double glazing.

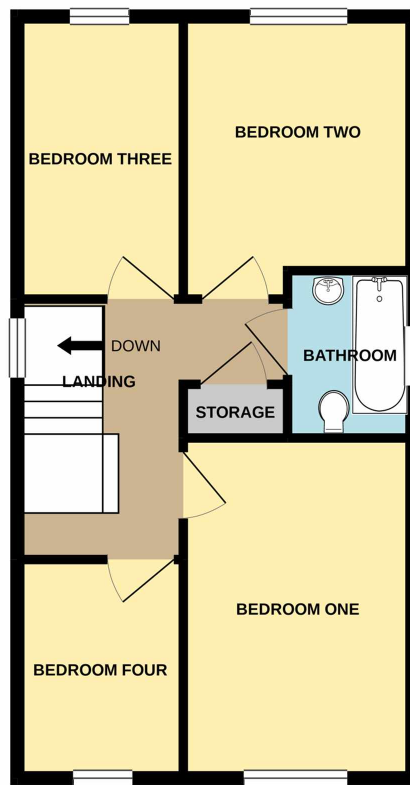
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ANTHONY
DAVID & CO

GROUND FLOOR
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



Entrance Hall 15' 9" x 8' (4.80m x 2.44m) max

Lounge/Diner 16' 6" x 16' 5" (5.03m x 5.00m)

Kitchen/Breakfast Room 15' 6" x 8' 2" (4.72m x 2.49m)

Downstairs Cloakroom

Landing 10' 5" x 9' 2" (3.18m x 2.79m) max

Bedroom One 14' 4" x 9' 4" (4.37m x 2.84m)

Bedroom Two 11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom Three 11' 9" x 6' 7" (3.58m x 2.01m)

Bedroom Four 9' 2" x 6' 10" (2.79m x 2.08m)

Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)

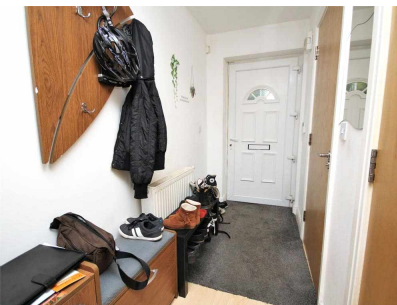
Garden Front & Rear

Parking Off Road Parking

Council Tax Band D

TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
88	77

Environmental Impact (CO ₂) Rating	
Current	Potential
78	87

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.