

**49 Stour Park, New Road,
Bournemouth, BH10 7DE**



Property overview

Guide Price £225,000

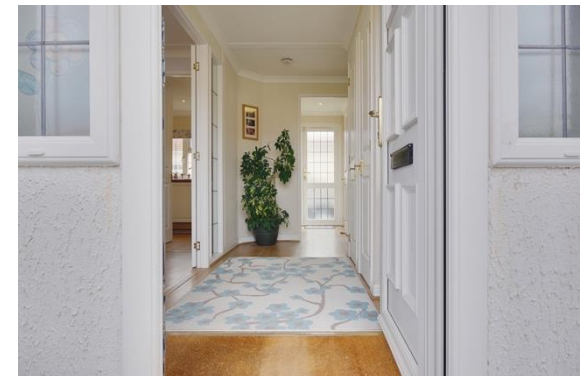
A well-presented Omar 'Sheringham' Park Home in the popular 'Stour Park' over 60's development on New Road, Bournemouth.

Convenient for local river walks, the restaurants, and local shops of Kinson High Street (1.5 miles), the popular restaurant and shopping of Castlepoint Shopping Centre (2.7 miles) as well as travel routes to Bournemouth (4.2 miles), Ferndown (2.8 miles), Christchurch (5.8 miles) and Poole (7.4 miles).

The accommodation offers an entrance hallway with storage cupboards, a dining room opening to an 18'6" lounge, a kitchen through utility, two double bedrooms (one of which has an en-suite and walk-in wardrobe), and a main bathroom.

Externally there is a block paved driveway providing off-road parking for several cars, a 16' garage with a remote-control door, a rear wrap-around garden, and a storage shed.

The vendors have agreed to buy a property with no forward chain and are ready to proceed with that purchase.



Accommodation

Front External:

Block paved driveway providing off road parking for 2 cars, wrap around path through garden and side gates, steps to UPVC front door to:

Entrance Hallway: 14' 11" max x 11' 6" max (4.54m x 3.50m)

Smoke alarm, wood effect laminate flooring, radiator, doors to accommodation and doors to:

Two Storage Cupboards:

Left Hand Cupboard: 1' 10" x 1' 2" (0.56m x 0.36m)

Slatted shelving, providing storage.

Right Hand Cupboard: 1' 10" x 1' 2" (0.56m x 0.36m)

Shelving and hanging space, providing storage.

Dining Room: 9' 8" x 8' 9" (2.94m x 2.66m)

Window to front aspect, door to kitchen and opening to:

Lounge: 18' 6" x 12' 0" (5.63m x 3.65m)

Pitched ceiling, three inset bay windows to front and side aspects, 2 radiators, electric fire with feature surround, tv point.

Kitchen Through Utility: 14' 4" x 8' 6" (4.37m x 2.59m)

Spotlights, window to rear aspect, range of eye and base level units, integrated appliances (oven, hob, microwave, fridge/freezer and washing machine), tiled splash back surround, composite sink/drainer with mixer tap over, space for dishwasher, tall larder style storage housing gas combination boiler.

Bedroom One: 12' 2" x 8' 1" (3.71m x 2.46m)

Inset bay window to front aspect, radiator, door to en suite and door to:

Walk In Wardrobe: 5' 7" x 3' 8" (1.70m x 1.12m)

Light point, built in drawers and hanging space for storage, radiator.

En-Suite: 5' 6" x 4' 11" (1.68m x 1.50m)

Spotlights, extractor fan, obscured window to front aspect, shower enclosure with mixer shower and attachment over, WC, radiator, wash hand basin (with tiled splash back, mirror over and storage below).

Bedroom Two: 10' 10" max x 9' 0" max (3.30m x 2.74m)

Window to rear aspect, high level built in cupboards, built in wardrobe, radiator.

Bathroom: 5' 10" x 5' 6" (1.78m x 1.68m)

Spotlights, extractor fan, part tiled walls, obscured window to rear aspect, Vessel sink with storage below, mixer tap and mirror/light above, panelled bath with mixer tap over, WC, radiator.

Rear External:

Garden enclosed by fence and foliage, laid to artificial grass and pebbles, raised and floor level flower beds, metal framed storage shed, steps to side/back door to utility, bin storage area, gate to front, external power socket, external tap, low level underside service hatch.

Garage: 16' 0" x 10' 9" (4.87m x 3.27m)

Remote control up and over door, light point and sockets, concrete floor, door from garden.

Site Fee:

£219.75 PCM (includes water rates).

Communal Facilities:

Regular community events held at the local Kinson Conservative Club, visitors car park, managers office, and communal library.

Photography





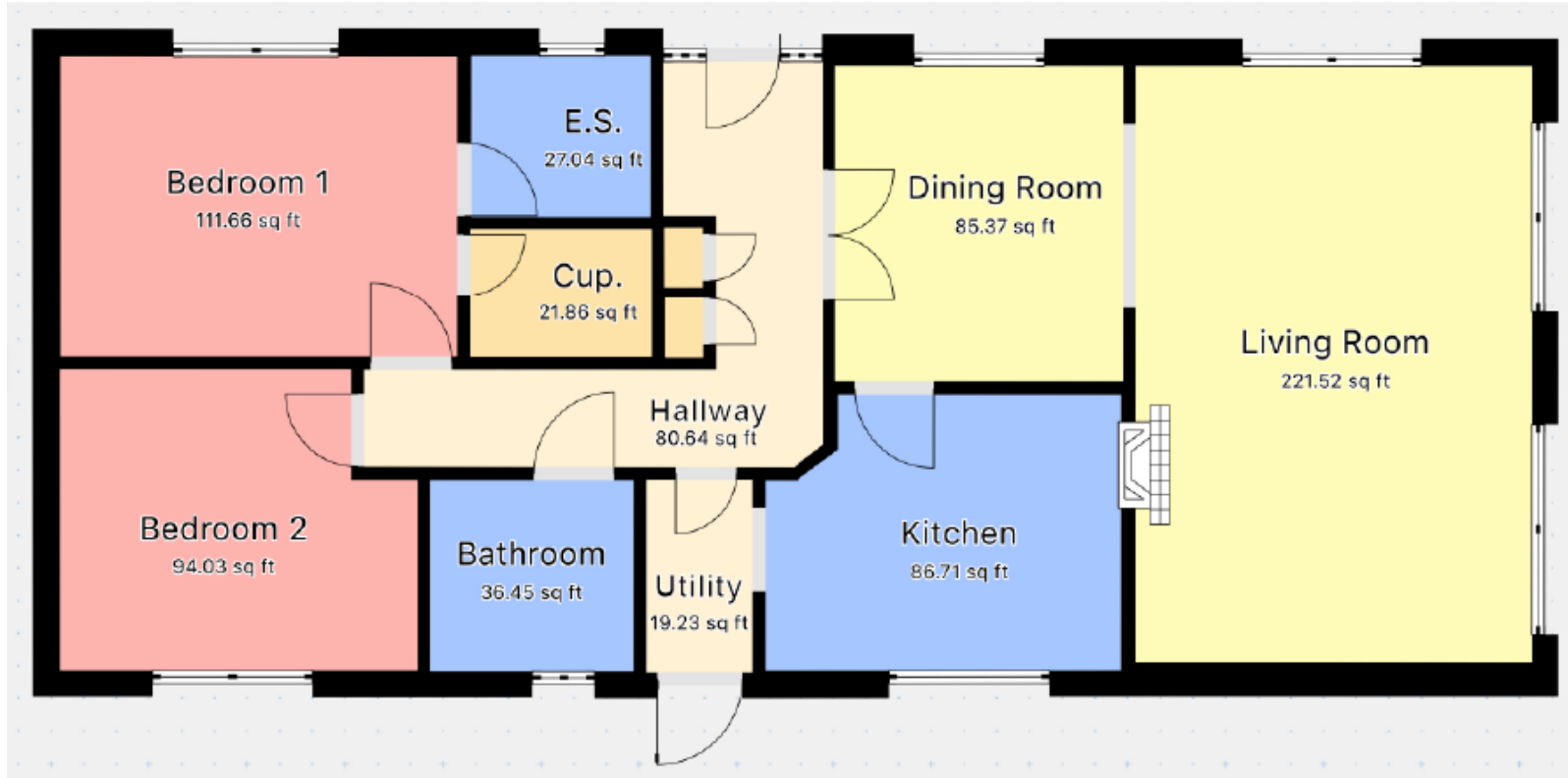








Floor Plan



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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