

# 7, Tozer Close, Bournemouth, BH11 8RB



# Property overview

## Guide Price £270,000

A well presented, two double bedroom terraced bungalow in Tozer Close, Bournemouth. Convenient for Turbary Retail Park (1.9 miles), Tower Park (2.4 miles), Winton High Street (2.4 miles), Bournemouth University & Arts University (1.3 miles), as well as travel routes to Bournemouth (3.7 miles), Poole (3.8 miles) and Ferndown (4.8 miles).

The accommodation offers an entrance porch, kitchen/breakfast room, lounge opening onto a conservatory, and an inner hallway (with four separate storage cupboards) leading to two double bedrooms and a bathroom.

Externally, there is a split-level patio/garden, two timber-framed gazebos providing covered seating areas, and a small outbuilding with power as well as direct access onto the recreation grounds.

The property also benefits from gas-fired central heating, uPVC double glazing, a landscaped front garden, and first come, first-come-first-serve parking at the front.

Offered with no forward chain & vacant possession.



# Accommodation

## **Front External:**

Front garden enclosed by fence & foliage, laid to pebbles, path leading to UPVC front door to:

## **Entrance Porch: 8' 11" x 7' 9" (2.72m x 2.36m)**

Obscured windows to both front and side aspects, worktop with space below for low level appliances, glazed door to:

## **Kitchen/Breakfast Room: 10' 8" x 9' 1" (3.25m x 2.77m)**

Spotlights, fully tiled walls, window to porch, range of eye and base level units, space for low level appliances (slimline dishwasher, low level freezer and low level fridge), integrated oven/grill, 1 1 1/2 bowl composite sink with mixer tap over, oven/grill with gas hob & extractor over, breakfast bar, security camera door bell control panel, tall radiator, tiled floor, pocket door to:

## **Lounge: 16' 10" max x 12' 4" max (5.13m x 3.76m)**

Window to rear aspect, feature fireplace, radiator, tiled floor, door to inner hallway, window and opening to:

## **Conservatory: 9' 8" x 9' 5" (2.94m x 2.87m)**

Windows to side and rear aspects, dwarf wall with radiator, tiled floor, French doors to patio/garden.

## **Inner Hall: 11' 9" x 2' 7" (3.58m x 0.79m)**

Hatch to loft, fire alarm, doors to accommodation and four storage cupboards:

## **Cupboard One: 2' 3" x 1' 10" (0.69m x 0.56m)**

Housing consumer unit and electricity meter, providing storage.

## **Cupboard Two (Airing Cupboard): 2' 3" x 1' 10" (0.69m x 0.56m)**

Slatted shelving providing storage.

## **Cupboard Three: 2' 8" x 2' 6" (0.81m x 0.76m)**

Housing gas-fired combination boiler, providing storage.

## **Cupboard Four: 2' 7" x 2' 3" (0.79m x 0.69m)**

Shelving, providing storage.

## **Bedroom One: 13' 1" max into door recess x 11' 6" (3.98m x 3.50m)**

Window to rear aspect, floor vent, and radiator.

## **Bedroom Two: 11' 6" max x 9' 9" (3.50m x 2.97m)**

Fire alarm, window to front aspect, radiator, tiled flooring.

## **Bathroom: 7' 2" x 5' 8" (2.18m x 1.73m)**

Obscured window to front aspect, fully tiled walls and floor, panelled bath with glazed shower screen, mixer tap and Mira Sprint power shower with handheld and waterfall attachment over, mirror, ladder style towel radiator, range of low level storage, WC with enclosed cistern.

## **Rear External:**

Enclosed by fence, storage shed, two timber framed pergolas, rear gate to recreation grounds and door to:

## **Outbuilding: 9' 5" x 5' 0" (2.87m x 1.52m)**

Light point, shelving, consumer unit.

# Photography















# Floor Plan

# EPC

7 Tozer Close BOURNEMOUTH BH11 8RB	Energy rating	Valid until:	25 November 2034
	C	Certificate number:	9320-2396-5490-2424-8421

Property type	Mid-terrace bungalow
Total floor area	65 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

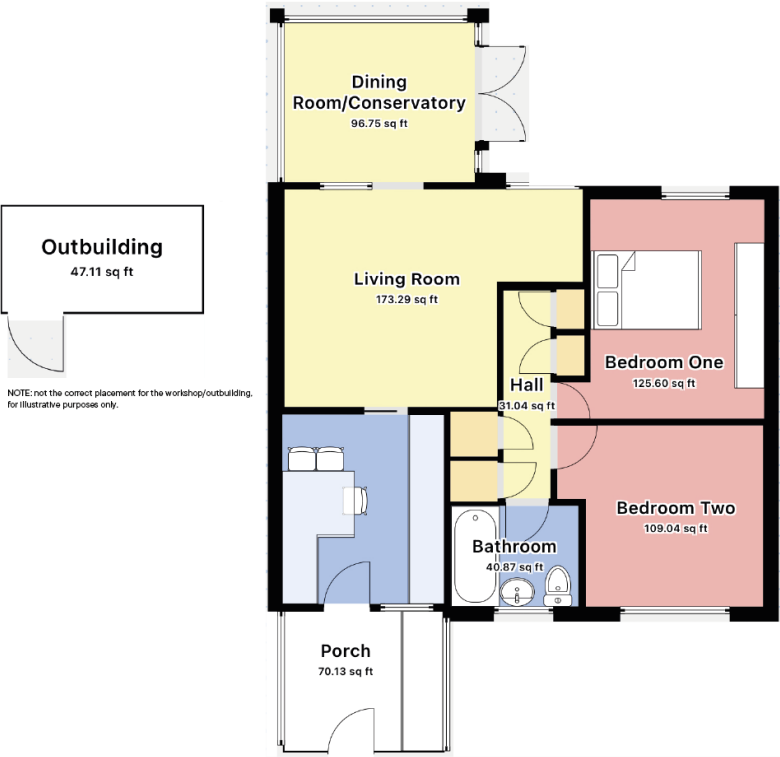
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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