



Estate Agents



Auctioneers

Tan Howse Close, Littledown, Bournemouth, BH7 7HB

£375,000 – Freehold

Three Bedroom Detached Bungalow

Entrance Hallway | Kitchen | 21' Lounge/Diner | Three Bedrooms | Modern Bathroom | Garage | Gardens

Offered to the market with no onward chain, this three bedroom detached bungalow is situated on a corner plot in the sought after location of Littledown, having easy access to riverside walks along The Stour, Christchurch Golf Club, Littledown Leisure Centre and the major employers of JP Morgan and Bournemouth Hospital. Bournemouth town centre is easily accessible via the A338 and the award winning beaches at Southbourne are also nearby.

Enter the property into the hallway, to the right hand side is the kitchen which has a range of built in cupboards and a window overlooking the side (there is a free standing cooker, washing machine, freezer and an almost-new fridge, that the vendors will be happy to leave at no extra charge). The living room is an impressive 21' in length, has a bay window offering lots of natural light and a door leading to the inner hallway.

At the rear of the property, the master bedroom is a good sized double, benefits from built in wardrobes and a door leading out to the garden; the second bedroom also benefits from a built in wardrobe and a door leading out to the garden. The third bedroom is a single and overlooks the front garden. The modern bathroom has a three piece suite comprising of a 'P'-shaped bath, w/c and basin, and has a window for ventilation. Other benefits include gas central heating and double glazing.

Outside, the front garden is laid to lawn and there is a driveway which provides off road parking and leads to the Garage. The enclosed rear garden is mainly laid to lawn with patio area, there is also a greenhouse.

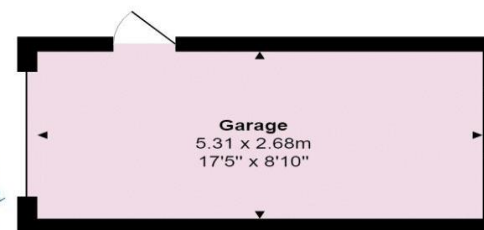
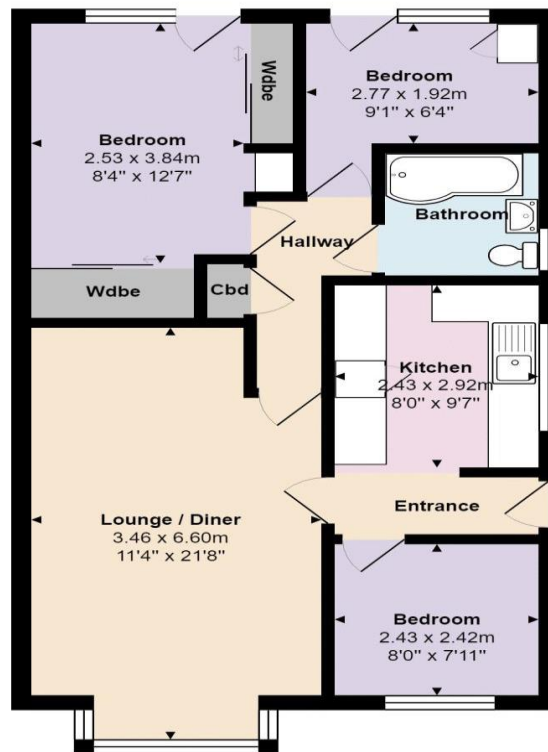
AGENT'S NOTE: There is enough space to extend to the rear and side (Subject to planning permission).

Council Tax Band: D

EPC Rating: 71 | C







Total Area: 80.8 m² ... 870 ft²

All measurements are approximate and for display purposes on



Disclaimer 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 of 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.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

