



Estate Agents



Auctioneers

Elise Close, Littledown, Bournemouth, BH7 7HQ

Guide Price £360,000 – Freehold

**Immaculate Two Bedroom House | Semi-Detached | Open Plan Living Area | Fully Fitted Modern Kitchen
Three-Piece Bathroom Suite | Landscaped Garden With Patio & Decking | Detached Garage With Power | Drive Parking
Ideally Located For JP Morgan & Bournemouth Hospital | Easy Access To Local Shops & Amenities
Short Drive To Award Winning Beaches | Viewing Highly Recommended For This Stunning Home**

Immaculately Presented Two-Bedroom Semi-Detached Home – Littledown. Presented in excellent condition throughout, this modern two-bedroom semi-detached house is situated in the highly sought-after Littledown development. The property enjoys excellent access to Bournemouth's road network and is within easy walking distance of Bournemouth Hospital, J.P. Morgan, and Littledown Leisure Centre, making it ideal for professionals, first-time buyers, or investors alike. The home benefits from UPVC double glazing and gas central heating and offers well-proportioned accommodation throughout. Key features include a spacious reception room, a modern kitchen/diner, two double bedrooms, a contemporary bathroom, off-road parking for two vehicles, a detached garage, and a private rear garden.

Upon entering, a lobby leads into a welcoming open-plan reception room measuring approximately 14ft x 13ft. This homely space features a front-facing window, stairs to the first floor, and a useful under-stairs storage cupboard. To the rear of the property is a fully modernised kitchen/diner, fitted with a range of wall and base units, a breakfast bar, and an integrated oven and hob. There is ample space for a dining table and chairs, along with a window and door providing views and access to the rear garden. The first-floor landing provides access to the loft and doors to both bedrooms. The principal bedroom is located at the rear of the property, with the second double bedroom overlooking the front. The modern bathroom is fitted with a white three-piece suite comprising a bath with a shower over, WC, and wash basin, complemented by white tiling. A side-facing window and a built-in airing cupboard complete the space.

Externally, the driveway offers off-street parking for two cars. The detached garage features an up-and-over door, power and lighting, and a side access door leading directly into the garden. The rear garden is private and well-maintained, with a patio and lawn area, and decking to the rear with a pergola. A gated access provides convenient entry to the driveway.

Tenure: Freehold

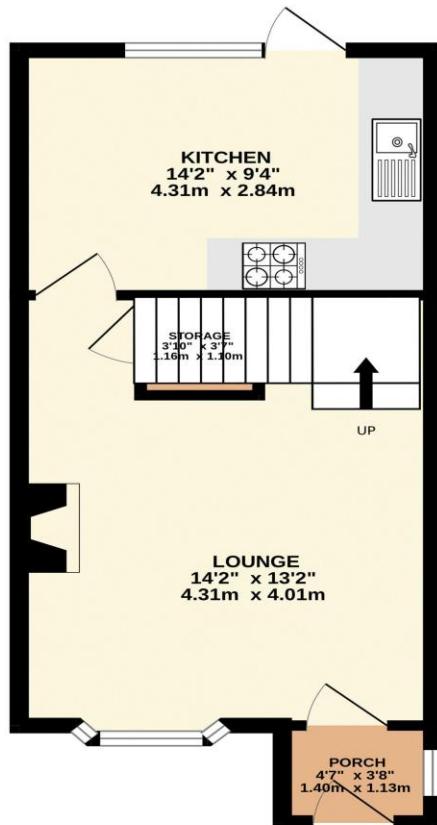
EPC Rating: to be confirmed

Council Tax Band: C

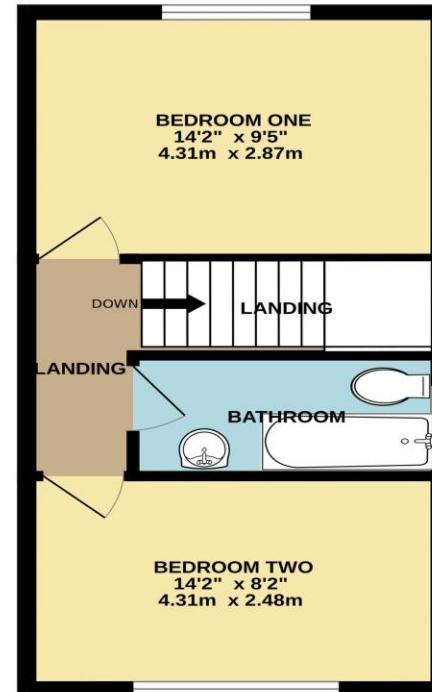




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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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