



## Baker Road, Bournemouth, BH11 9JD

£350,000

- Three Bedrooms
- Lounge / Diner
- Good Sized Rear Garden
- Part GCH / UPVC Double Glazing
- Great Potential To extend ( STP )
- Semi - Detached House
- Kitchen / Breakfast Room
- Ample Off Road Parking
- Popular Location
- Early Viewing Strongly Advised!

# Baker Road, Bournemouth, BH11 9JD

IDEAL FAMILY HOME / THREE BEDROOMS / GOOD SIZE GARDEN / AMPLE DRIVEWAY >>>> Greys Estate Agents are delighted to offer for sale this semi detached house situated in a popular position in Bear Cross, Bournemouth. The property comprises: Three bedrooms, lounge / diner, kitchen / breakfast room, family bathroom, good size garden and an ample driveway providing off road parking. We strongly encourage early internal viewings, to arrange please contact Sole Agents Greys of Parkstone on 01202 710001.



Council Tax Band: C



Enclosed Porch

Entrance Hall

Lounge / Diner

20'0" x 12'5" (6.10m x 3.8m)

Kitchen / Breakfast Room

20'0" x 12'5" (6.1m x 3.8m )

Landing

Bedroom One

12'5" x 11'1" (3.8m x 3.4m )

Bedroom Two

12'5" x 8'6" (3.8m x 2.6m)

Bedroom Three

9'2" x 7'10" (2.8m x 2.4m)

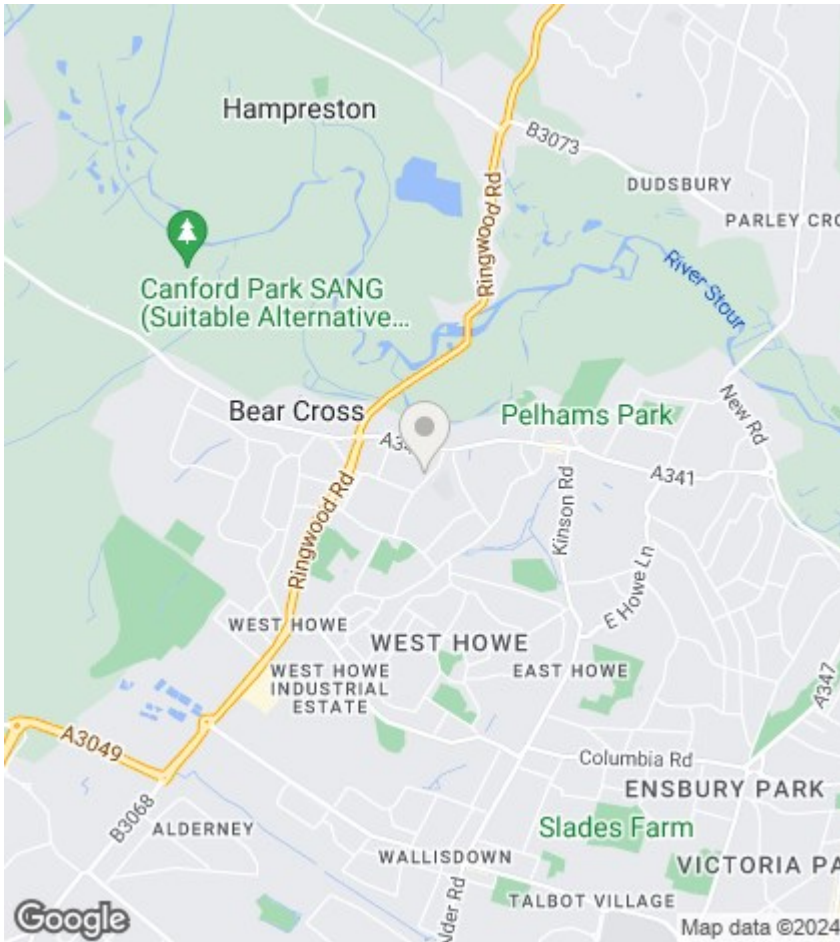
Bathroom

5'10" x 5'2" (1.8m x 1.6m)

Council Tax - Band C







## Directions

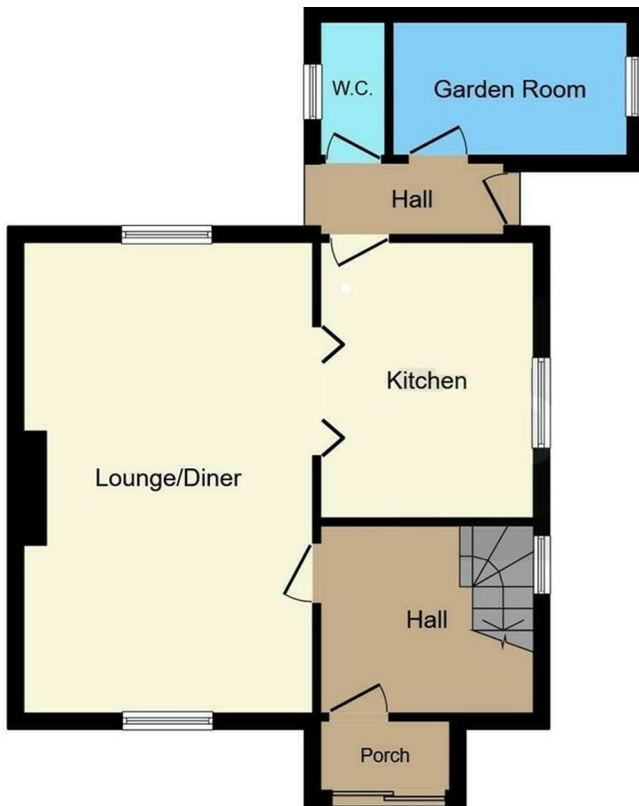
## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.