



## Dowlands Road, Bournemouth, BH10 5LG

£425,000

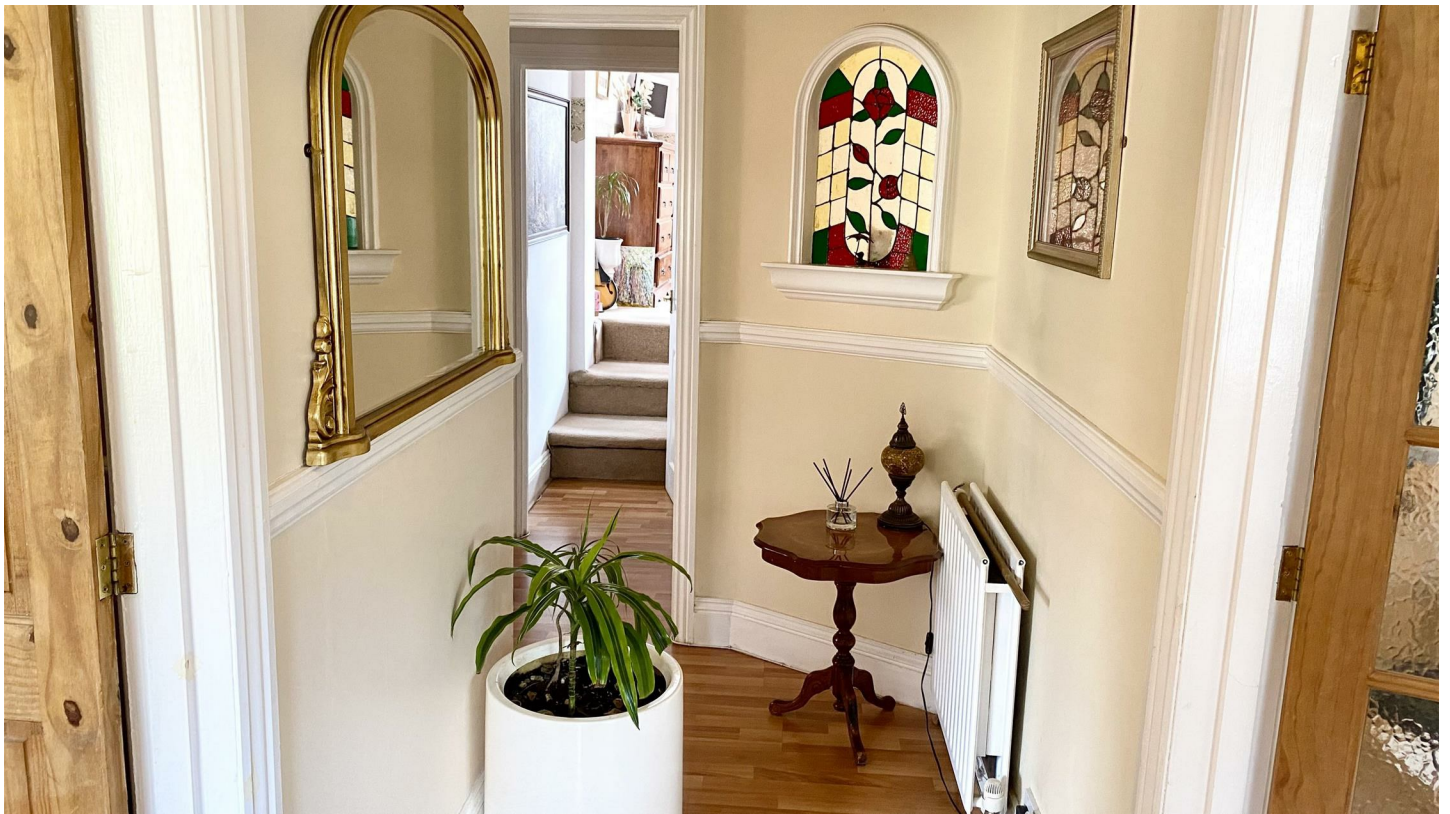
- Three Bedrooms
- Lounge
- Utility Room / W.C.
- Superb Garden
- Loft Room
- Split Level Chalet Bungalow
- Dining Area
- Sun Room
- Off Road Parking
- Early Viewing Strongly Recommended!

# Dowlands Road, Bournemouth, BH10 5LG

NEW PRICE / SUPERB SPLIT LEVEL CHALET BUNGALOW / GOOD SIZED PRIVATE GARDEN / MUST BE VIEWED >>> Greys Estate Agents are delighted to offer for sale this superb split - level chalet bungalow situated in this popular quiet road close to Hill View school. Comprising three bedrooms plus a loft room, lounge with a feature gallery to the dining area, spacious kitchen, utility room / w.c., sun room, en-suite plus bathroom, off road parking / driveway. Further benefits include gas central heating and UPVC double glazing. **VENDOR FOUND!** Early viewings strongly recommended. To arrange, please contact Greys Estate Agents.



Council Tax Band: C



Entrance Hall

Lounge

15'7" x 10'9" (4.77m x 3.30m)

Dining Area

13'5" x 9'6" (4.09m x 2.90m)

Kitchen

14'6" x 9'8" (4.43m x 2.97m )

Utility Room / W.C.

Sun Room

10'6" x 6'8" (3.21m x 2.04m)

Bedroom One

17'7" x 10'11" (5.37m x 3.33m)

Bedroom Two

10'5" x 9'4" (3.19m x 2.86m)

En Suite

Bedroom Three

7'11" x 7'6" (2.42m x 2.31m)

Bathroom

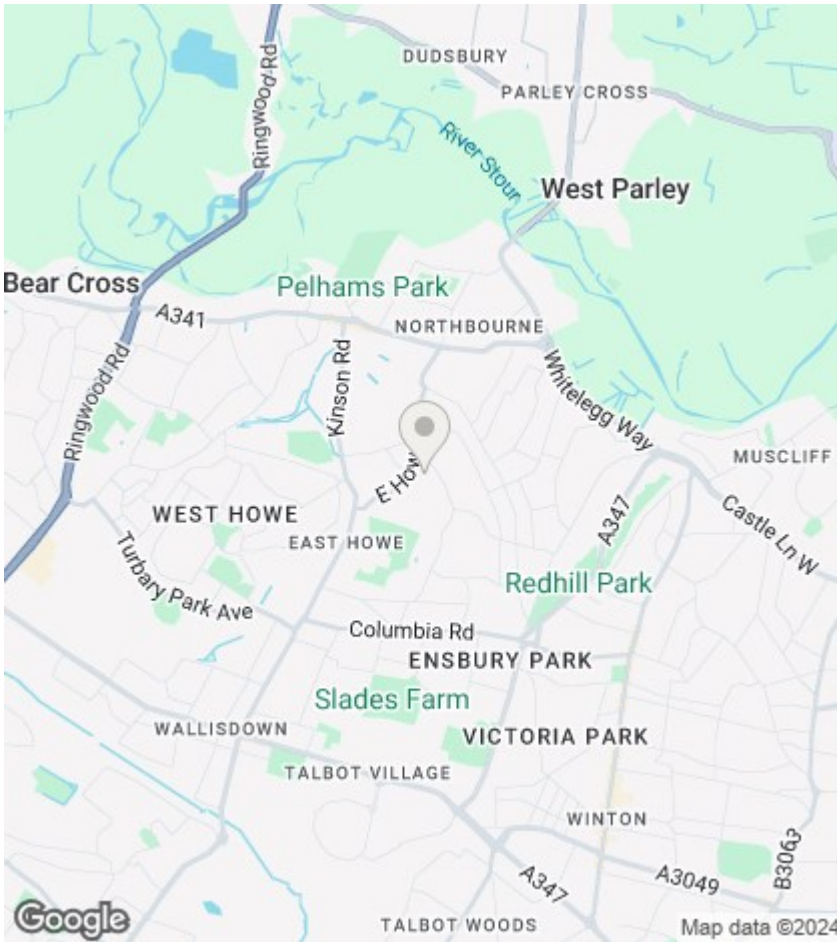
Loft Room / Bedroom

14'2" x 46'7" (4.32m x 14.2m)

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 71        |
| (55-68) <b>D</b>                                   |  | 58                      |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

