



Shapland Avenue, Bournemouth, BH11 9PU

Asking Price £355,000

- Three Bedrooms
- Detached Garage
- South Facing Enclosed Garden
- UPVC Double Glazing
- Sought After Location
- Detached Bungalow
- Ample Driveway
- Gas Central Heating/New Combi Boiler
- Bathroom Plus Ensuite
- No Forward Chain!

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NO FORWARD CHAIN! / THREE BEDROOMS / GOOD SIZE GARDEN / GARAGE >>> Greys Estate Agents are delighted to offer for sale this spacious detached bungalow situated in a popular position close to Bear Cross, Bournemouth. The property comprises: Three bedrooms, lounge / diner, kitchen with new integrated units, bathroom plus an ensuite to main bedroom, pleasant south facing enclosed garden and an ample driveway providing off road parking for several vehicles. Further benefits include new windows and doors, new combi boiler (2023), recently externally decorated and re-felted garage roof (2020). We strongly encourage early internal viewings, to arrange please contact Sole Agents Greys of Parkstone.



Council Tax Band: D



Lounge / Diner

20'8" x 11'5" (6.3m x 3.5m)

Kitchen

10'2" x 7'2" (3.1m x 2.2m)

Bedroom One

14'1" x 9'10" (4.3m x 3.0m)

En-Suite

Bedroom Two

10'9" x 9'2" (3.3m x 2.8m)

Bedroom Three

11'1" x 10'5" (3.4m x 3.2m)

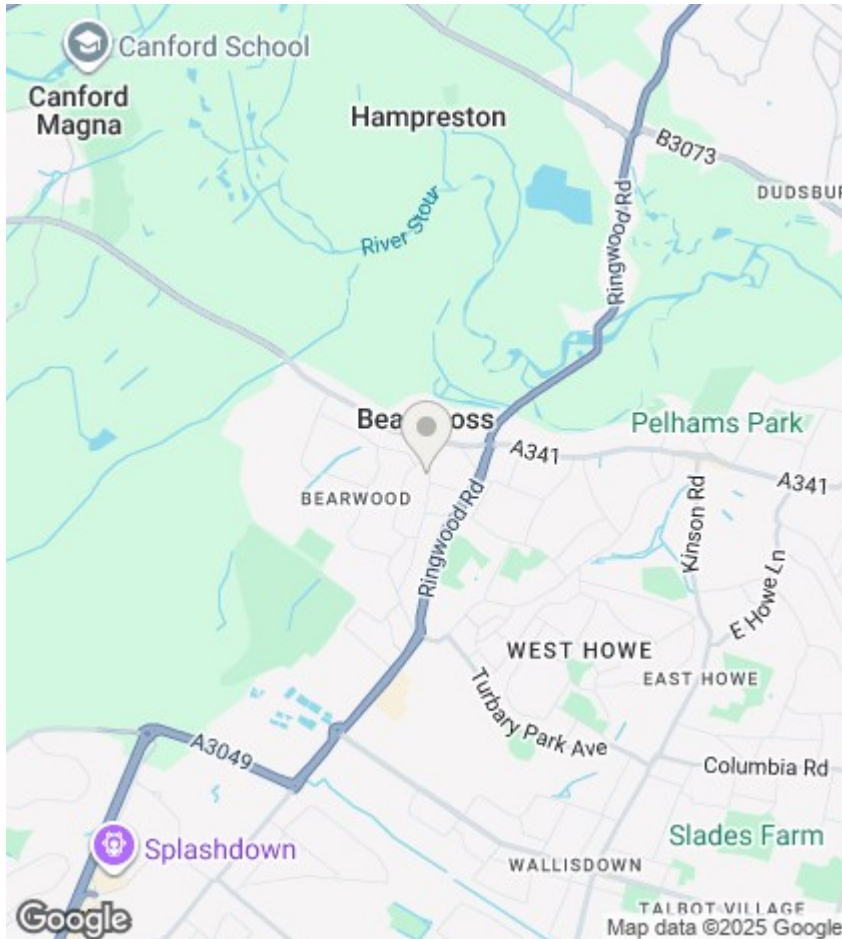
Bathroom

Detached Garage

Council Tax Band - D







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	74
England & Wales		EU Directive 2002/91/EC



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com