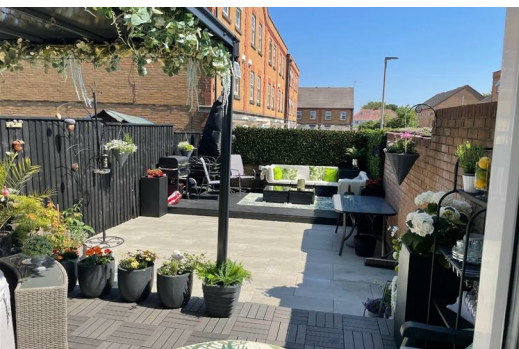




St. Georges Drive, Bournemouth, Guide price £359,995

BOURNEMOUTH £359,995 (Guide Price). THREE STOREY TOWN HOUSE. Take a look at this end of terraced home located on the popular St Georges Drive development. This three bedroom, three storey house has a sunny aspect courtyard style rear garden. On the ground floor is a good sized entrance hall and a modern white fronted kitchen breakfast room with tiled flooring throughout the ground floor, cloakroom and access to garage. Patio doors leading to outside. Stairs leading to the first floor offering a good sized lounge with rear facing aspect and patio doors to a Juliet balcony. There is a double bedroom with en suite shower room on the same level. Stairs leading to the top floor with two double bedrooms, en suite shower room to the rear facing bedroom and a family bathroom. This property is positioned in a good part of the development and would make an ideal family home. Council Tax band D. The current owner has owned this property for the last 19 years. Don't miss out on this super home and make your next move with Thacker & Revitt. Viewings by appointment. We offer evening and weekend appointments.



FRONT DOOR AND ENTRANCE HALL

20'0" x 3'6" (6.11 x 1.08)

Pathway leading to the double glazed front door, leading into the entrance hall. White ceiling, part emulsion painted and part papered walls, ceramic tiled flooring. Ceiling lighting. Light switches and plug socket. Radiator with white painted radiator cover. Understair cupboard with white wooden door offering storage space inside. Hall cupboard with white painted wooden door with storage inside. Stairs to first floor, doors to all ground floor rooms. Wall mounted heating control.

CLOAKROOM

5'10" x 3'0" (1.80 x 0.92)

White painted panelled door leading into this modern downstairs cloakroom. White ceiling, emulsion painted walls to part and papered to remainder. Tiled flooring. Ceiling lighting. White wc with seat and lid and cistern flush. White sink with chrome effect fittings. Upvc double glazed window.

KITCHEN BREAKFAST ROOM

25'3" x 12'0" (7.71 x 3.68)

White painted panelled wooden door leading into this spacious open plan kitchen breakfast room. White ceiling, part emulsion and papered walls with being tiled around the worktops. Tiled flooring. Ceiling recess lighting. A range of gloss white fitted wall, base and drawer units with handleless doors and laminate worktops. Under worktop lighting. Black sink with drainer and tap. Integrated dishwasher. Stainless steel double oven with handles and controls. Glass top hob, integrated extractor fan. Space for American style fridge freezer. Upvc double glazed window overlooking rear garden. Two upvc double glazed patio doors opening onto the garden. Radiator.

REAR GARDEN

29'5" x 16'2" (8.97 x 4.94)

Leading out to the walled sunny aspect courtyard rear garden with part tiled flooring, decked area and raised decked area with wooden framed pergola. Wooden gate at the end of the garden.

STAIRS AND FIRST FLOOR LANDING

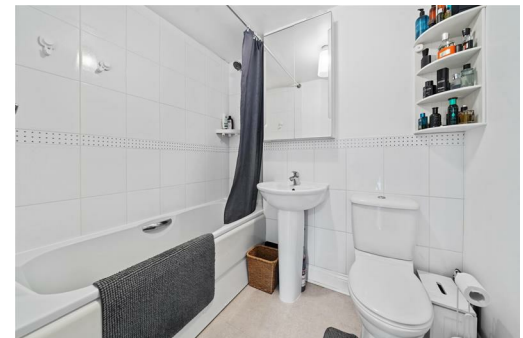
9'5" x 6'10" (2.89 x 2.09)

Leading from the entrance hall to the first floor landing area with white ceiling, emulsion painted decor and fitted carpet. Ceiling lighting. Upvc double glazed window on with side facing aspect. Light switches. Built in cupboard with heating system inside. Doors to all first floor rooms. White painted spindles and dark wood stained hand rails.

LOUNGE

17'1" x 15'6" (5.22 x 4.74)

White painted double doors leading into this spacious lounge room with rear facing aspect. Ceiling lighting. White ceiling, papered and emulsion painted walls and continuation of the fitted carpet. Upvc double glazed window. Upvc double glazed patio doors opening inwards to a Juliet balcony. Light switch, plug sockets and TV socket. Radiator with radiator cover. Further radiator under window. Two ceiling lights.



BEDROOM (FIRST FLOOR DOUBLE)

15'7" x 9'4" (4.77 x 2.87)

White painted panelled door leading into this double bedroom with front facing aspect. White ceiling and papered and emulsion painted walls. Fitted carpet. Ceiling lighting. Radiator. Two white upvc double glazed windows overlooking the drive. Two metal curtain poles. Light switch and plug sockets.

EN SUITE SHOWER ROOM

8'3" x 3'9" (2.54 x 1.16)

White painted panelled wooden door leading into this modern style en suite shower room. White ceiling. Part emulsion painted walls with the remainder being tiled. Lino tile pattern flooring. Ceiling lighting. Radiator. White wc with seat and lid and cistern flush. White sink with pedestal and chrome effect fittings. Shower with inset shower tray, opening glass door with metal frame and inside tiled walls with shower. Ceiling extractor fan. Wall mounted mirror.

STAIRS TO TOP FLOOR LANDING AREA

9'5" x 6'7" (2.89 x 2.03)

Stairs from the first floor landing leading to the top floor landing area with continuation of the decor and fitted carpet. Upvc double glazed window on stairs overlooking side aspect. Ceiling lighting. Radiator. Light switches. Doors to all top floor rooms. Continuation of the white painted spindles and woodwork with wood stained hand rails.

BEDROOM (REAR FACING)

11'2" x 9'10" (3.42 x 3.02)

White painted wooden door leading into this rear facing double bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Two white upvc double glazed windows overlooking rear aspect. Two metal curtain poles. Light switches and plug sockets. Radiator. Built in wardrobes with shelving and rails inside running along the back wall. Door leading into the en suite shower room.

FAMILY BATHROOM

7'11" x 6'11" (2.43 x 2.11)

White painted wooden door leading into this family bathroom. White ceiling, tiled to part of the walls and emulsion painted to the remainder of the walls with fitted lino flooring. Ceiling lighting. Radiator. White suite consisting of bath with side panel, chrome effect fittings and shower mixer tap with fitted shower screen to the side of the bath. White wc with seat and lid and cistern flush. White sink with chrome effect fittings and pedestal. Wall mounted mirror. Extractor fan.

BEDROOM (DOUBLE FRONT FACING).

15'7" x 9'5" (4.77 x 2.89)

White painted wooden panelled door leading into this double bedroom with front facing aspect. White ceiling, emulsion and papered walls with fitted carpet. Two white upvc double glazed windows. Two metal curtain poles.

FRONT GARDEN AND DRIVE

To the front of the property is block paved driveway parking. To the side of the property is additional outside space.

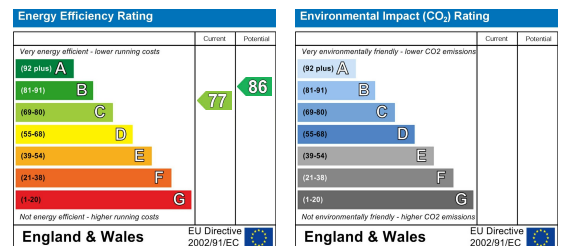
GARAGE

There is an integral garage with up and over garage door. Concrete flooring and brick walls. The garage has currently been divided so that there is a store / utility room at the end of the room with door leading into the entrance hall.





Total area: approx. 136.1 sq. metres (1465.4 sq. feet)



Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD