

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

19 BOSLEY CLOSE, CHRISTCHURCH, DORSET BH23 2HQ



- Superb double fronted detached bungalow
- Extensively modernised and upgraded in 2020
- Head of cul de sac, level fenced private gdn
- Three bedrooms, ensuite & bathroom
- Prof fitted kitchen & integrated apps
- Spacious lounge/diner
- Driveway, Brick garage, elec door.
- Vacant, No chain Viewing highly recommended



Offers in Excess of £500,000

BOLTON

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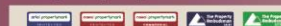
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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superb double fronted Freehold detached bungalow situated in a convenient but quiet head of cul de sac location on a good sized level plot, the gardens being attractively laid, fenced and not overlooked. The bungalow was the subject of a comprehensive programme of modernisation / upgrading during 2020 and has been maintained to an exceptionally high standard. Warmed by gas central heating (new boiler 2020) with the benefit of Upvc double glazing. It comprises; driveway parking to brick garage (electric door) integral porch, hallway, spacious lounge/diner opening to the conservatory (new 2020) with sitting and small utility area. Professionally fitted kitchen, glossy white cabinets and black sparkle granite work tops, integrated fridge/freezer, dishwasher, oven, induction hob & extractor hood. Three bedrooms, ensuite shower room and main bathroom (all new 2020) with under floor heating. This is a standout property and is sure to be appreciated by all viewers. Viewing is with our highest recommendation however viewings are to be accompanied by Michael Adams & Co Estate Agents, 01202 487587. Cardwells Estate Agents are simply assisting with the marketing of the property in this instance on behalf of an employees family member.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Integral, Upvc double glaze entrance.

Hall L shaped, two storage / cloak cupboards.

Lounge/Diner 20' 8" x 12' 6" (6.29m x 3.81m) Feature fireplace & electric fire, Upvc French windows to conservatory.

Conservatory 8' 7" x 15' 6" (2.61m x 4.73m) Upvc double glazing, built in 2020, sitting area and small utility area with sink and plumbing for a washer.

Bedroom One 11' 10" x 10' 3" (3.60m x 3.13m)

Bedroom Two 9' 9" x 8' 11" (2.96m x 2.71m)

Bedroom Three 8' 8" x 8' 6" (2.64m x 2.60m)

En-suite shower room Shower cubicle, Wash basin, vanity, w.c, under floor heating.

Main Bathroom Bath, wash basin, vanity, w.c, under floor heating.

Garage Driveway parking for two cars, brick detached garage with electric door.

Gardens A good size, level garden that is not overlooked and private having lawns and patio, the garden is attractively laid and fully fenced.

Tenure Cardwells Estate Agents Bolton premarketing research indicates that the property is Freehold.

Council Tax The property is situated in the Borough of Bournemouth, Christchurch & Poole and is therefore liable for BCP Council Tax. The property is D rated.

Viewings: Viewings are to be accompanied by Michael Adams & Co Estate Agents, 01202 487587

Plot Size The overall approximate plot sizes around 0.13 of an acre

Flood Risk Information Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

Conservation Area Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Thinking of selling? If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Arranging a mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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