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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



61 Redbreast Road

Moordown BH9 3AN

OIEO: £440,000

- Beautifully Presented
- Ground Floor WC
- Open Plan Lounge/Diner
- Utility Room
- Sought After Location
- Excellent School Catchments

Location

This property is situated in the very popular and convenient area of Moordown. Within a short walk are main bus routes, local convenience stores and Castlepoint shopping centre with its array of retail shops, supermarkets, restaurants and sought after schools for all ages.

Hallway

Living Room 13' 8" x 11' 6" (4.16m x 3.50m)

Dining Room 11' 11" x 10' 5" (3.63m x 3.17m)

Kitchen 9' 9" x 8' 2" (2.97m x 2.49m)

Utility Room 6' 6" x 6' 4" (1.98m x 1.93m)

WC

Landing

Bedroom 1 13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom 2 11' 11" x 10' 4" (3.63m x 3.15m)

Bedroom 3 8' 0" x 7' 1" (2.44m x 2.16m)

Bathroom

Garage 20' 1" x 8' 2" (6.12m x 2.49m)

Outside

Outside benefits from a secluded, low maintenance rear garden which is mainly laid to lawn and patio area making it ideal for outdoor entertaining and a 20ft garage with added storeroom to the rear. The front offers a private driveway to accommodate two vehicles.

EPC

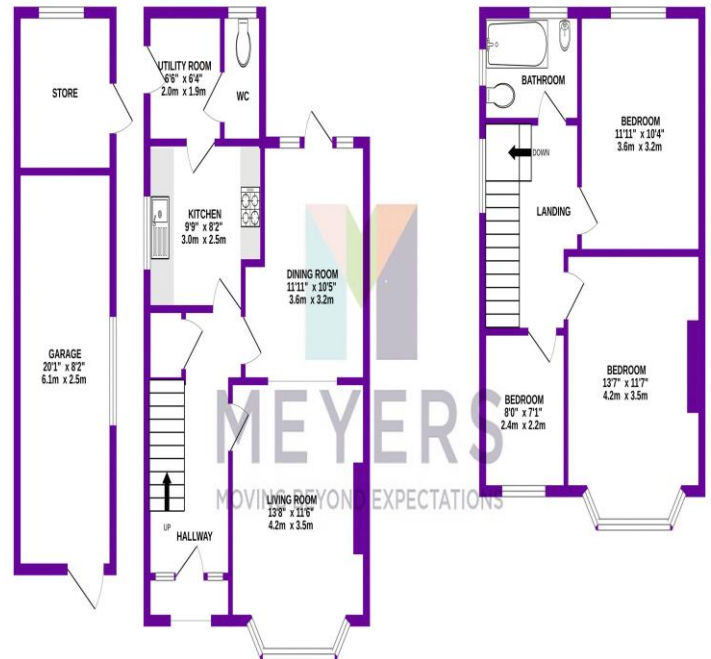
TBC

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

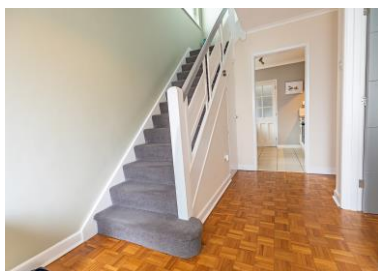
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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