

315 Castle Lane West, Bournemouth. BH8 9TQ

Tel: 01202 977711

Email: [bournemouth@meversstates.com](mailto:bournemouth@meversstates.com)

[www.meversstates.com](http://www.meversstates.com)

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# MEYERS

MOVING BEYOND EXPECTATIONS



## 101 Provence Drive

Bournemouth BH11 9FE

**OIEO £400,000**

- Three Bedrooms
- Off Street Allocated Parking
- Solar Panels
- High Standard Finish Throughout
- Resin Flooring
- Granite Worktops



## Directions

Proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive which becomes Magna Road. Just before entering Bearwood, at the crossroads with Knighton Lane to the left, turn right onto Provence Drive. After some distance, the property can be found on the left hand side.

## Description

A Wonderful Three Bedroom, Three Bathroom Semi Detached Family home with off street parking and well sized garden. The Property is Situated in this much sought after new development at Canford Paddock and offered in show home condition throughout with fantastic updating and new flooring from the current owners who have enhanced a new build property to a very high standard. Viewing is a must.

## Entrance Hall

**Living Room** 17' 10" x 10' 7" (5.43m x 3.22m)

**Kitchen/Diner** 17' 10" x 9' 5" (5.43m x 2.87m)

**Utility Room** 6' 5" x 5' 2" (1.95m x 1.57m)

**Cloakroom** 4' 10" x 3' 2" (1.47m x 0.96m)

## First Floor Landing

**Bedroom 1** 12' 4" x 12' 3" (3.76m x 3.73m)

## En-suite

**Bedroom 2** 11' 0" x 9' 5" (3.35m x 2.87m)

**Bedroom 3** 8' 11" x 7' 8" (2.72m x 2.34m)

**Family Bathroom** 6' 10" x 5' 2" (2.08m x 1.57m)

## Outside

Mainly laid to lawn with composite decking at rear of garden, perfect for entertaining. Mature shrubs and borders. The property has Solar Panels that make this an energy rating of A. To the rear of the property through an archway is

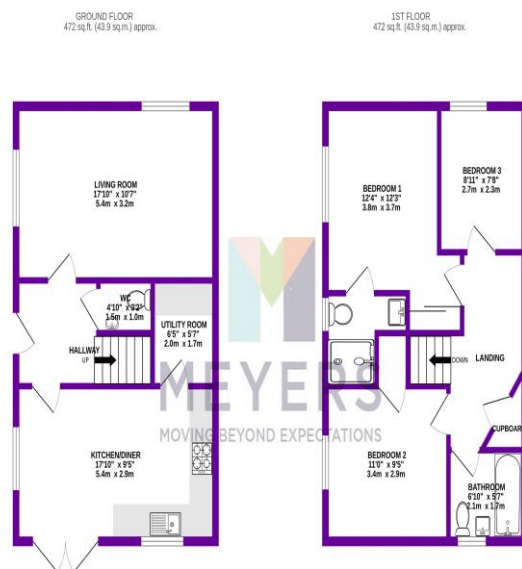
allocated car port for 1 vehicle and parking in front for an additional vehicle.

## EPC

A

## 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.



TOTAL FLOOR AREA: 945 sq ft. (87.7 sq.m.) approx.  
MEYERS AGENCY has been made to ensure the accuracy of the floor plan and has measured the dimensions of all rooms, corridors and other parts as appropriate and is responsible to them for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only for the prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee is given for their operation or efficiency or longevity.  
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