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Your Local Award Winning Estate Agency



**MEYERS**

MOVING BEYOND EXPECTATIONS



## 119 High Howe Lane

Bournemouth BH11 9QY

**£367,000**

- No Forward Chain
- Two Double Bedrooms
- Conservatory
- Off Street Driveway Parking
- Open Plan Lounge/Diner
- Enclosed Gardens

## Location

Bearwood is a popular area of Bournemouth within easy access to a supermarket, as well as a medical and neighbourhood centre in King John Avenue, all within walking distance. Bournemouth town centre is approximately a 20 minute drive away. However, if you want a nearer shopping experience, then Castlepoint Shopping Centre is only 15 minutes away, which includes a large Sainsbury's, Marks and Spencer and B & Q. A nearer supermarket would be the Tesco's Extra on the Tower Park Leisure Complex which also includes Cinemas, Bowling, 'Splashdown' Swimming Pool and many restaurants. For those looking to start a young family, Bearwood Nursery & Primary School are only a 5 minute walk away.

## Entrance Hall

**Living Room** 19' 5" x 10' 7" (5.91m x 3.22m)

**Kitchen** 11' 11" x 9' 11" (3.63m x 3.02m)

**Dining Room** 10' 9" x 10' 5" (3.27m x 3.17m)

**Conservatory** 11' 2" x 7' 3" (3.40m x 2.21m)

**Bedroom 1** 11' 8" x 11' 1" (3.55m x 3.38m)

## En-suite

**Bedroom 2** 12' 3" x 10' 9" (3.73m x 3.27m)

## Family Bathroom

## Outside

Off street driveway parking to the front. Fully enclosed rear garden mainly laid to gravel with separate stone patio, perfect for entertaining.

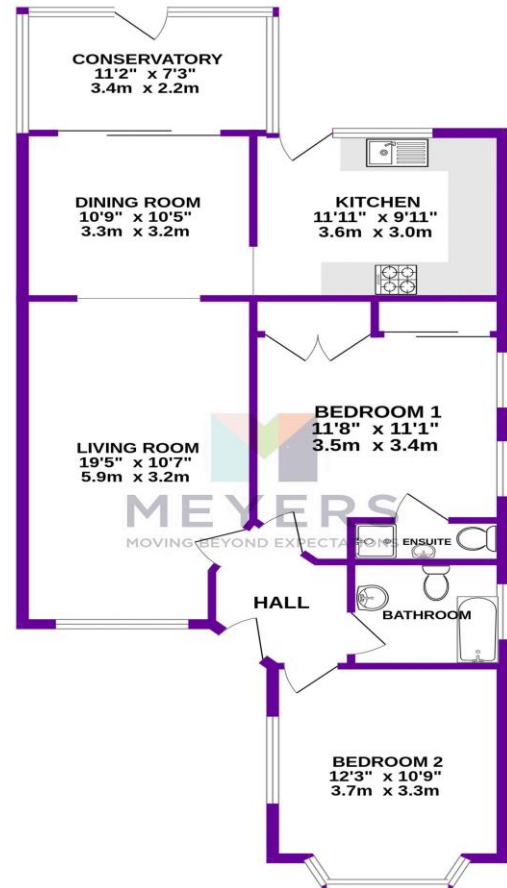
## EPC

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## 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  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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