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*Your Local Award Winning Estate Agency*



# MEYERS

MOVING BEYOND EXPECTATIONS



## 33 Mallard Road

Bournemouth BH8 9PP

**Offers Over: £270,000**

- Ideal First Time Buy or Buy to Let Opportunity
- Steel Frame and Brick
- Two Double Bedrooms
- Luxury En-Suite Shower Room
- Private Garden

## Location

Mallard Road, set in a quiet location in Strouden Park, of Castle Lane West, within a very short walk to a convenience store, Castlepoint Shopping Centre and Mallard Road retail park. Also within easy access are The Royal Bournemouth Hospital, Bournemouth Town Centre and the Wessex Way for routes in and out of Bournemouth and two excellent primary schools, as well as the Bournemouth Grammar Schools.

## Description

This spacious terrace property would make the ideal first home or buy to let opportunity. The property has been updated in some areas while others still need slight modernisation. The property comprises of an entrance hallway, fully fitted kitchen/diner with floor and wall mounted storage units, electric hob and oven and space for white goods. The lounge is bright and airy and offers direct access to the rear garden. Upstairs boasts two double bedrooms with a luxury ensuite to the master (formerly bedroom three) and a family bathroom, with shower over the bath, hand basin and WC. Outside benefits from a low maintenance, private rear garden and parking at the rear of the property.

## Entrance Hallway

## Downstairs WC

**Lounge/Diner** 17' 10" x 10' 1" (5.43m x 3.07m)

**Kitchen/Breakfast Room** 17' 10" x 9' 8" (5.43m x 2.94m)

## First Floor Landing

**Bedroom 1** 12' 10" x 11' 8" (3.91m x 3.55m)

## En-suite

**Bedroom 2** 12' 0" x 9' 7" (3.65m x 2.92m)

## Family Bathroom

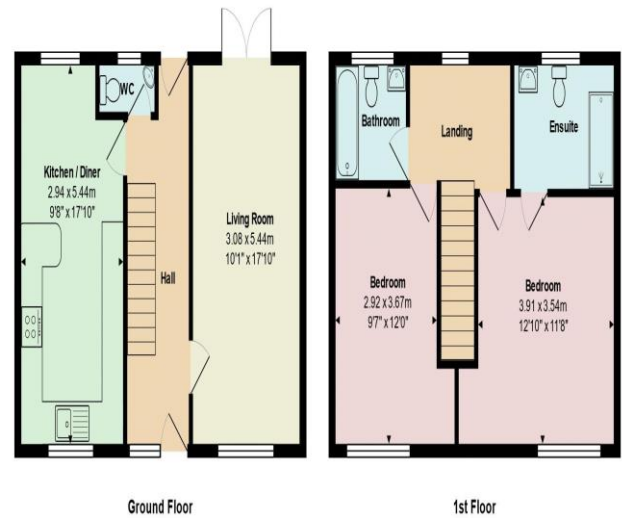
## Outside

Outside benefits from a low maintenance, private rear garden and parking at the rear of the property.

## IMPORTANT NOTICE

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 Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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