



The
**Property
Selling**
company™

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14 Headswell Crescent, Bournemouth, BH10 6LH
Guide price £475,000

*** GUIDE PRICE - £475,000 - £525,000 ***

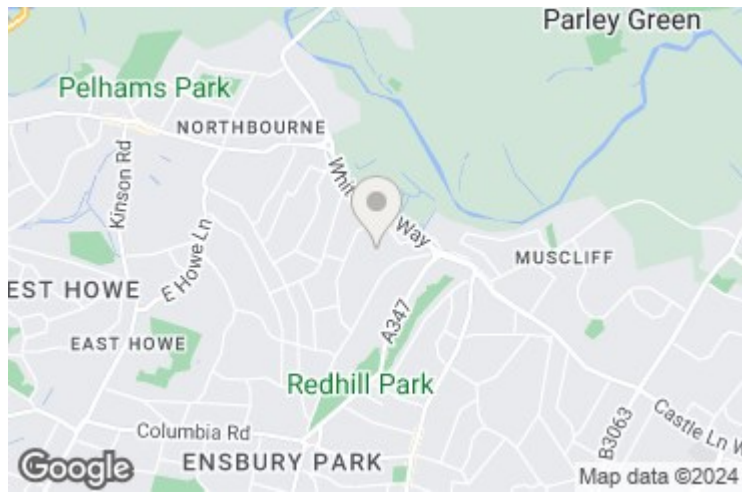
We are pleased to present this beautiful 4 bedroom detached family home with detached garage.

Offered to the market chain free and vacant this stunning home is located in a sought after residential road on the borders of Northbourne and Bournemouth, close to a range of local amenities, shops, well regarded schools and bus routes. Castle Point Shopping Centre is less than a ten minute drive away, award winning beaches and the New Forest are easily reached in approx. twenty minutes and for more local walks, The River Stour is a stones throw away.

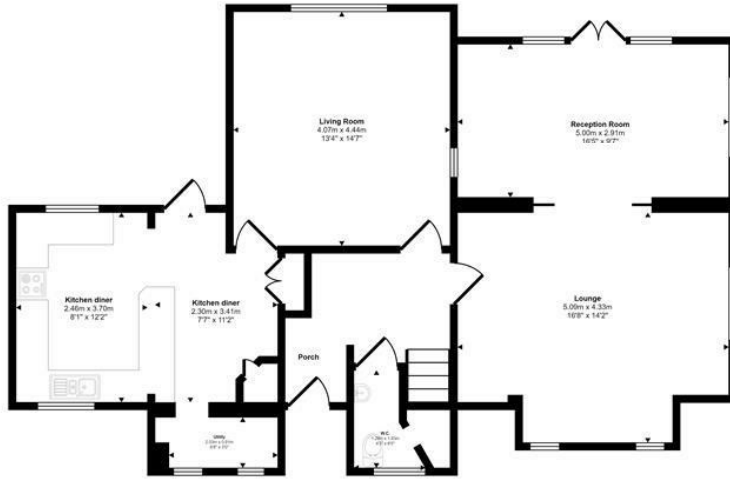
This home is perfect for a family looking to upsize, the property has it's own private driveway, with original beams inside it has a very homely and traditional feel to it, 4 double bedrooms, family bathroom and kitchen/diner.

We would highly recommend viewing this property to see how wonderful it really could be.

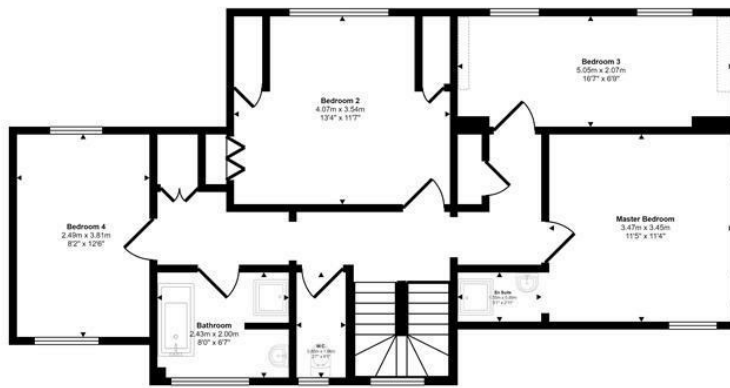
Call the office today!!!



Approx Gross Internal Area
161 sq m / 1731 sq ft



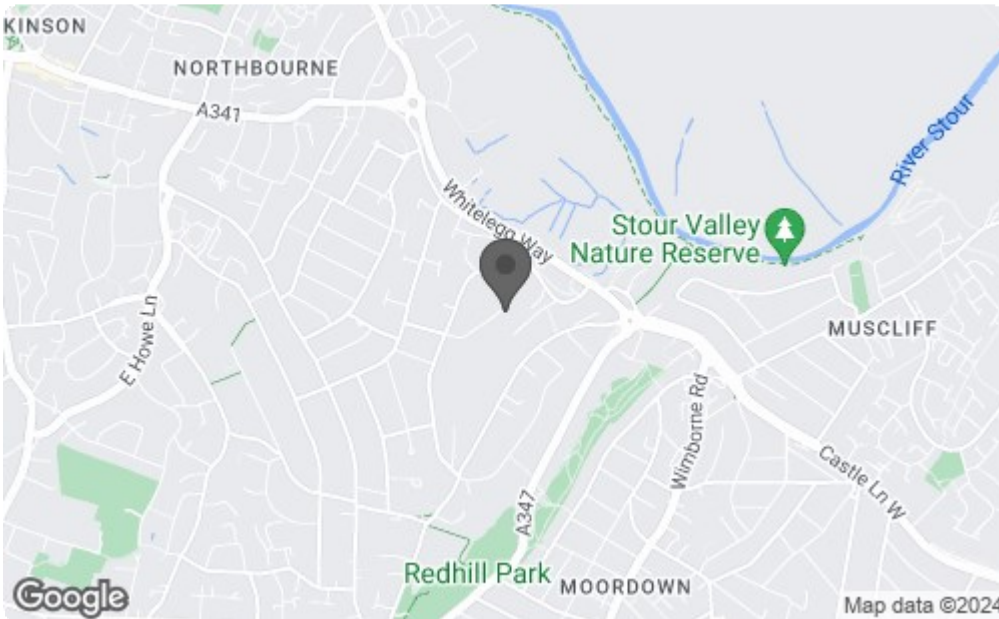
Ground Floor
Approx 87 sq m / 940 sq ft



First Floor
Approx 73 sq m / 791 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

