



# 11 Marquis Way

Bearwood, Bournemouth, BH11 9TL

**Offers in excess of £275,000**



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A well presented two bedroom end of terrace house, situated in the popular residential area of Bearwood. The accommodation comprises an entrance hall with the kitchen located at the front of the property. The kitchen benefits from a range of wall mounted cupboards and base units with work surface over. The kitchen houses space for utilities such as an oven, fridge/freezer and washing machine. The lounge is located at the rear of the property and has sliding double glazed patio doors leading on to the sunny, low maintenance rear garden. There is also an under stairs storage cupboard.

The first floor comprises of two bedrooms. The landing area benefits from an airing cupboard housing the hot water tank. There is also access to the loft via a hatch. The master bedroom is a double room with the second bedroom benefiting from a built in wardrobe and storage cupboards. The bathroom has part tiled walls and benefits from a bath with shower over, WC, wash basin with vanity unit and heated towel rail.

Externally the rear garden is low maintenance with a slabbed patio area and shed. There is access at the side of the garden which leads on to a path. At the front there is a driveway providing off road parking and a laid lawn.

The property is located in the popular residential area of Bearwood, BH11. Local shopping facilities are within close proximity along with bus routes servicing Bournemouth & Poole. A range of both primary and secondary schools are within the local area.

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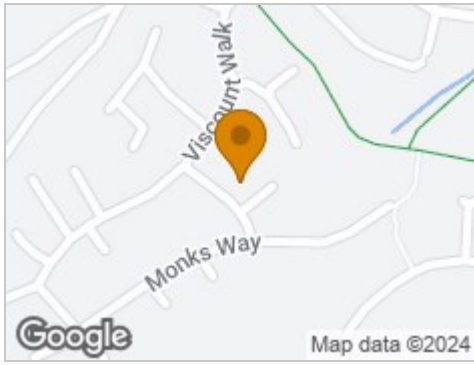
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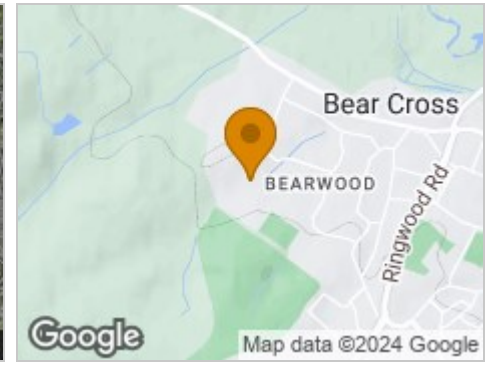
## Road Map



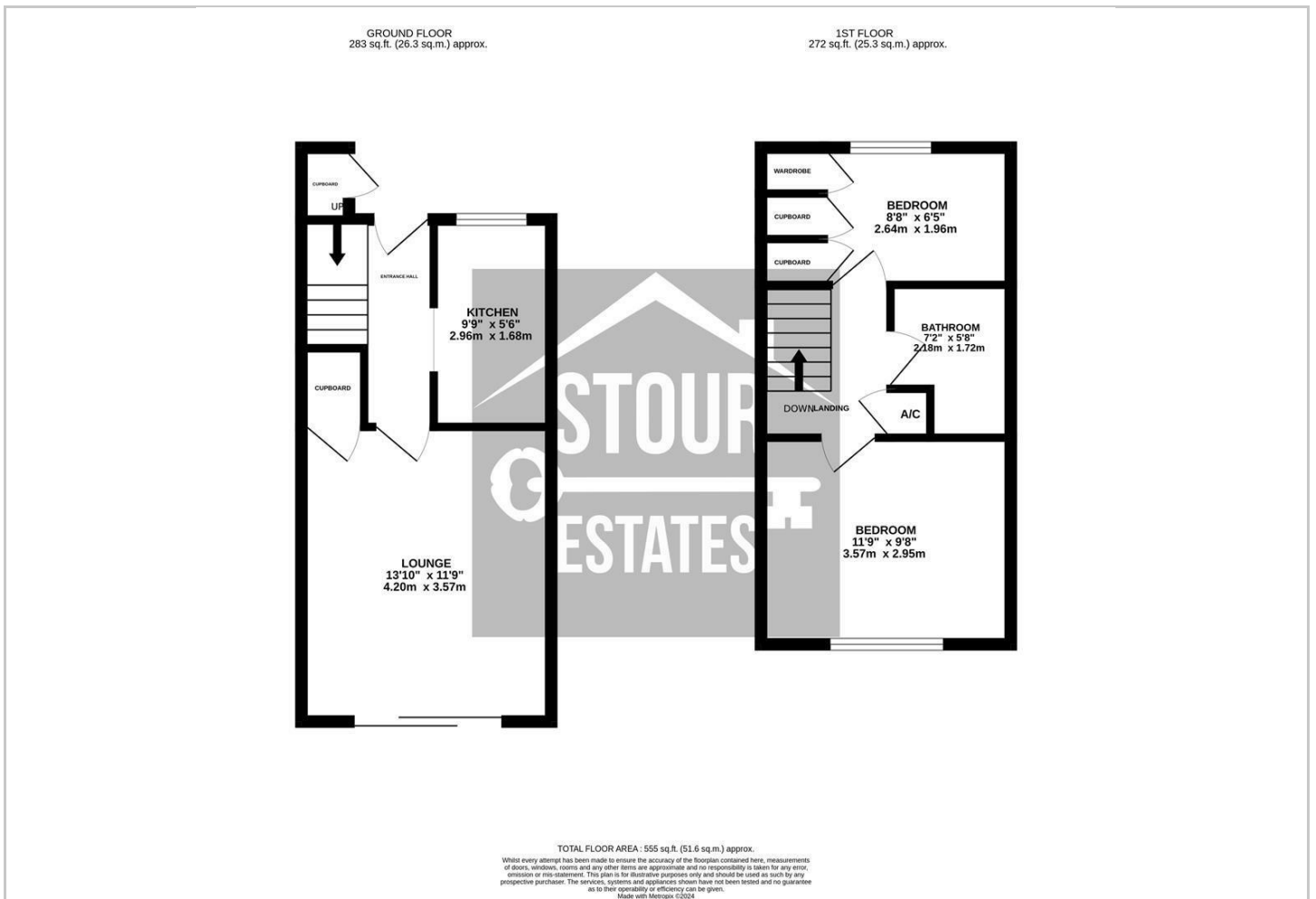
## Hybrid Map



## Terrain Map



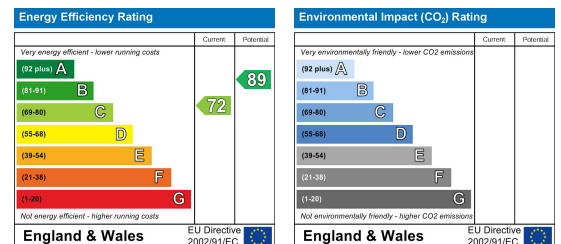
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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