



Heanor Close, Ensbury Park, Bournemouth BH10 5DU

£387,500

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DORSET & NEW FOREST ESTATE AGENTS



A CHARMING TWO BEDROOM DETACHED BUNGALOW SET WITHIN A QUIET CUL DE SAC

This delightful detached bungalow is located within a quiet cul-de-sac in Ensbury Park, offering a peaceful setting in a sought-after area. You are situated within easy reach of local shops, as well as being just a short drive from Bournemouth town centre and Castlepoint shopping centre, both of which offer a wide range of shops, restaurants and facilities. There are also excellent transport links nearby for easy commuting or leisure trips to further afield by road or public transport.

Step inside through the porch and into the welcoming entrance hallway and from here you will discover a spacious lounge to the front aspect. The modern kitchen is located to the rear, benefiting from a range of base and eye level units, and leads through into an expansive conservatory, making a perfect additional reception room to enjoy. Double doors lead directly to the easy maintenance private rear garden, creating a lovely flow from indoor to outdoor areas and making this the perfect space to relax with family and friends or entertain. The garden is mainly laid to paving and there are also flower and shrub beds. A side gate provides a useful access to and from the front garden.

Also from the entrance hall, you will find two spacious double bedrooms, both of which feature built-in wardrobes, offering plenty of additional storage. A shower room and convenient separate WC completes the accommodation, which is well-presented throughout.

The property offers excellent potential to convert the loft to additional accommodation (subject to any necessary permissions) and already has a Velux window installed. The property further benefits from gas central heating and to the front of the property there is driveway off road parking for two cars, plus additional unrestricted on road parking.

A charming home in a fantastic location, offered for sale with vacant possession and no forward chain!





KEY FEATURES

- Detached Bungalow in a Quiet Cul De Sac Location
- Two Double Bedrooms with Built-In Wardrobes
 - Spacious & Well-Presented Throughout
 - Large Conservatory to Rear
 - Modern Kitchen
 - Easy Maintenance Rear Garden
 - Driveway Off Road Parking for Two Cars
 - Excellent Potential for Loft Conversion
 - Vacant Possession & No Forward Chain
 - Short Drive to Town Centre & Castlepoint

ADDITIONAL INFORMATION

Room Dimensions

Please see floorplan for room dimensions.

Tenure

Freehold

Council Tax

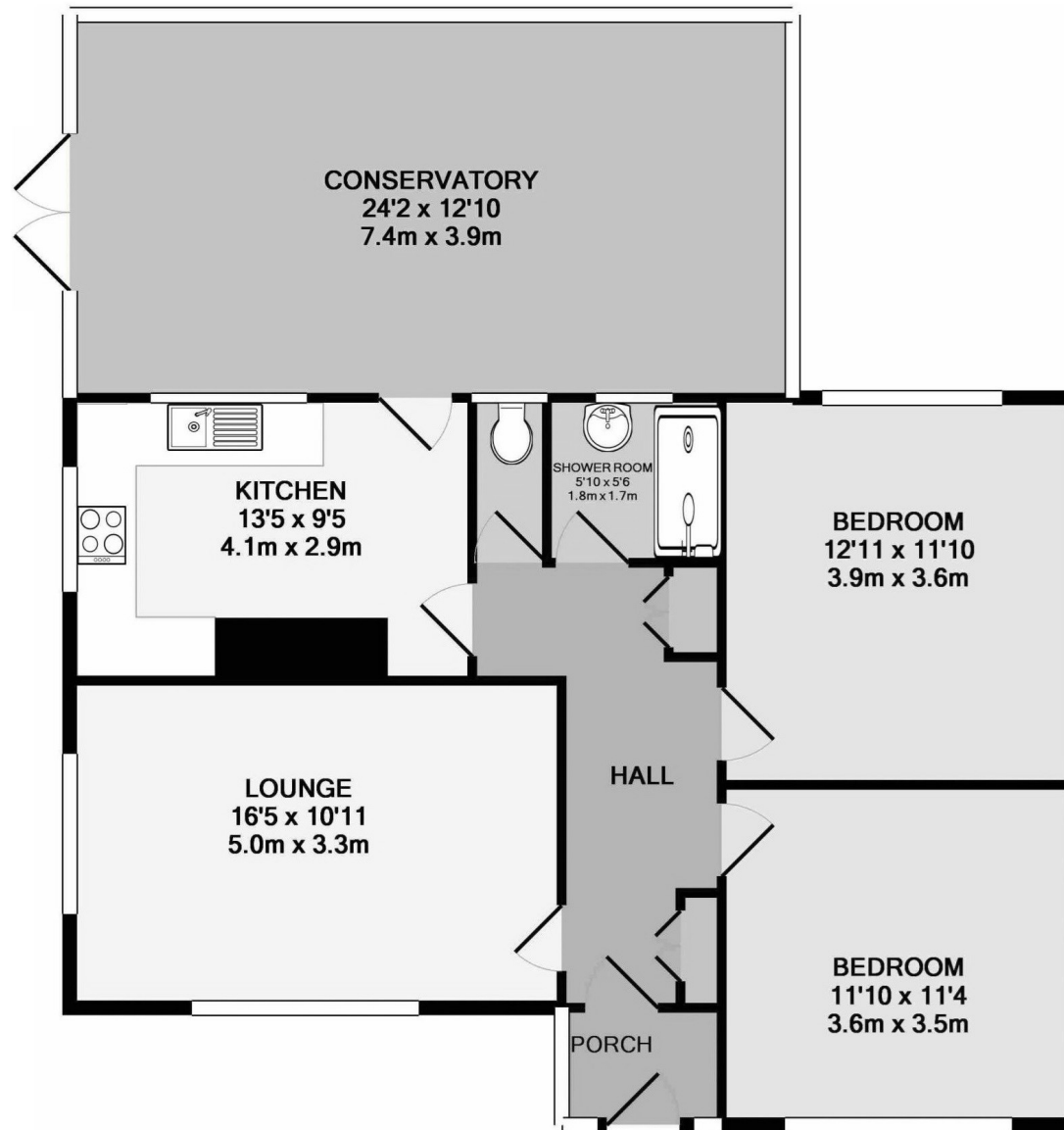
Band D - BCP Council





FLOORPLAN

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.4 SQ.M.)



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. 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



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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