

for sale

guide price **£400,000** Freehold



## Evelyn Road Bournemouth BH9 1SU

Welcome to Evelyn Road, Bh9. This three bedroom detached house is offered with off road parking, detached garage, large rear garden and no onward chain. the property has three double bedrooms, multiple downstairs reception rooms, and an en suite shower to bedroom 3.

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# Property Details

**Entrance Porch** 5' 2" x 4' 2" ( 1.57m x 1.27m )

**Entrance Hall** 5' 11" x 14' 11" ( 1.80m x 4.55m )

Single radiator on entrance wall

**W.C** 2' 7" x 4' 7" ( 0.79m x 1.40m )

Hand wash basin and WC

**Lounge** 12' x 12' 5" 14'4 into bay ( 3.66m x 3.78m 14'4 into bay )

Front aspect double glazed bay windows, log burner in the fire place, Hardwood laminate flooring

**Dining Room** 10' 4" x 13' 2" ( 3.15m x 4.01m )

Hardwood laminate flooring, feature fireplace, electric fire, radiator on wall

**Reception Room 3** 13' 3" x 7' 3" ( 4.04m x 2.21m )

Side aspect double glazing, separate entrance door, radiator on wall, sliding doors into garden

**Kitchen** 9' 3" x 15' 4" ( 2.82m x 4.67m )

Boiler on the wall, range of wall and base units, single radiator on wall, Hard laminate flooring with side aspect and rear aspect double glazing

## Landing

**Bedroom 1** 9' 11" x 11' 11" 14'4 into bay ( 3.02m x 3.63m 14'4 into bay )

Large built in wardrobes, radiator on entrance wall, carpeted, radiator in the front aspect bay, double glazed bay windows

**Bedroom 2** 9' 1" x 13' 3" ( 2.77m x 4.04m )

Rear aspect double glazing, radiator below, hard laminate flooring, radiator on entrance wall

**Bedroom 3** 9' 11" x 9' 3" ( 3.02m x 2.82m )

Rear aspect double glazing, heated towel rail in the room, shower in the corner, tiled around the shower, hand wash basin by shower, hard laminate flooring

## Loft Room

Converted loft room , eaves storage, 2 double glazed velux windows, radiator in the corner, fully carpeted.

## Rear Garden

Decking area, multiple sheds, side access gate, paving slabs walk down to the end of the garden,





To view this property please contact Connells on

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BOURNEMOUTH BH9 2AT

**Tenure:** Freehold

**EPC Rating:** E

Property Ref: WIN307109 - 0006

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