



Connells

Tolpuddle Gardens
Bournemouth



Property Description

A well presented two double bedroom terraced house with a large rear garden situated in a quiet cul-de-sac location in Muscliffe close to both the Epiphany and Muscliffe Schools and within walking distance to Muscliffe Park.

The accommodation comprises an entrance hall, kitchen, lounge/diner, two first floor double bedrooms and bathroom. The property benefits from UPVC double glazing.

Entrance

Stairs to first floor.

Lounge / Diner Area

24' 11" x 11' 9" (7.59m x 3.58m)

Double glazed door leading to the rear garden.

Kitchen

11' 8" x 5' 10" (3.56m x 1.78m)

Fitted kitchen comprising range of wall and base units, stainless steel sink unit, hob, oven, space for washing machine, space for fridge freezer.

Bedroom One

11' 10" x 8' 11" (3.61m x 2.72m)

Rear aspect double glazed window. Radiator.

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Front aspect double glazed window. Radiator.

Bathroom

Fitted suite comprising bath with shower over, wash hand basin and WC. Towel rail.

Outside Front

Small area laid to lawn. Path leading to front door.

Rear Garden

Laid to lawn with patio area.

Agents Note

Council Tax Band: B





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: E

view this property online connells.co.uk/Property/WIN307093



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307093 - 0011