

FREEHOLD



House (EPC Rating: D)

**23 TOLPUDDLE GARDENS,
BOURNEMOUTH, BH9 3RE**
Asking Price

£280,000



2



1



1



D

2 Bedroom House located in Bournemouth

Simpsons Estate Agents are truly delighted to bring to the market this superbly presented two double bedroom end terraced house with allocated parking, southerly rear garden, modern decoration and bathroom. The property is close to the superb local shops, schools and open parkland.

The property is currently tenanted and would be ideal for an investor who is looking for well established and good tenants.

With no onward chain, this property is ready for you to move into without delay, allowing for a smooth transition to your new home. Whether you are looking to invest in a property or seeking a lovely place to call home, this house in Tolpuddle Gardens is not to be missed. Embrace the chance to live in a modern, well-located home that combines comfort with convenience.

ENTRANCE PORCH

3'3" x 3'3"

Entering the porch via a glazed Upvc front door, textured ceiling with smooth plastered walls, wood effect flooring, internal glazed door leading into the light and bright lounge area.

LOUNGE

15'8" x 11'9"

A truly delightful and spacious room with smooth ceiling and plastered walls, radiator, wood effect flooring. under stairs storage, Upvc window to front aspect, door leading into the kitchen area with stairs to the first floor accommodation.

KITCHEN

11'9" x 9'2"

A very well appointed and modern kitchen/breakfast room with a large selection of wall and floor mounted units in a cherry wood, stone effect worktops, spaces for a selection of white goods. electric fan oven with hob, ceramic sink, tiled splashback, boiler, Upvc window to the rear aspect and a Upvc door offering direct access to the southerly rear garden.

FIRST FLOOR LANDING

Textured ceiling, loft hatch, doors leading to accommodation.

BEDROOM 1

11'9" x 8'10"

A very nice double bedroom flooded with light from the wonderful southerly aspect, textured ceiling, radiator, Upvc window to rear aspect, spaces for bedroom furniture, carpet flooring.

BEDROOM 2

11'9" x 7'6"

A further generous size double bedroom with textured ceiling, radiator, smooth plastered walls, spaces for bedroom furniture, Upvc window to front aspect.

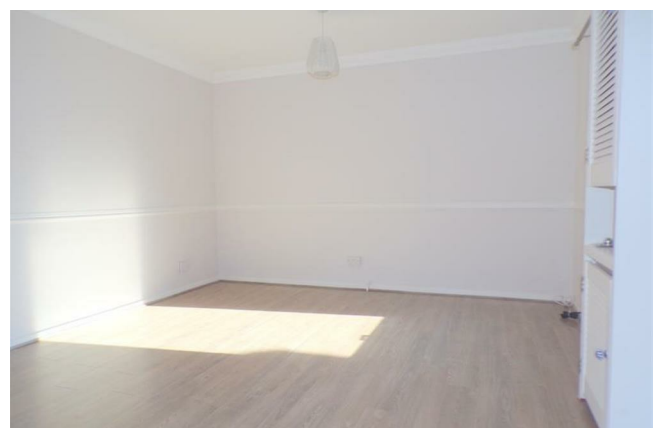
BATHROOM

8'6" x 4'3"

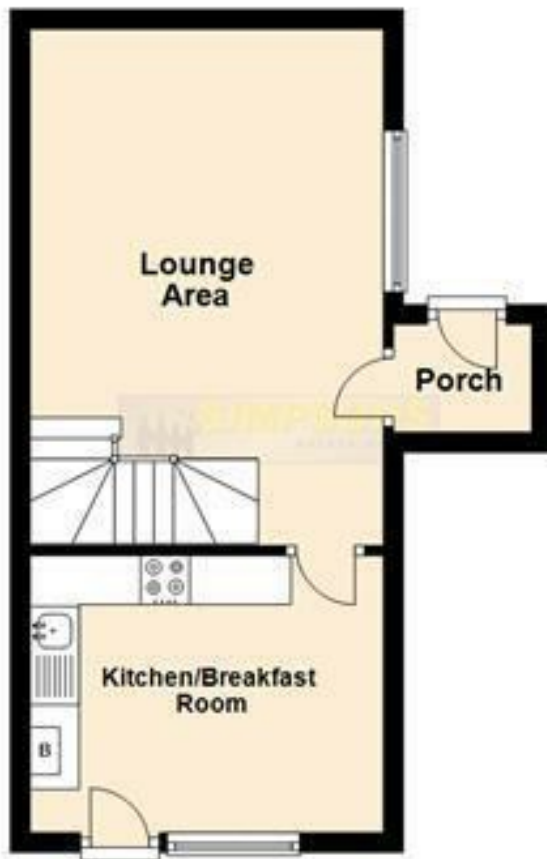
A truly wonderful and well appointed modern bathroom with fully tiled walls and flooring, hand basin with vanity storage, low level WC, bath with shower attachment and glass shower screen, Upvc window to side aspect, storage cupboard, smooth ceiling with downlights, extractor fan and radiator.

OUTSIDE SPACE

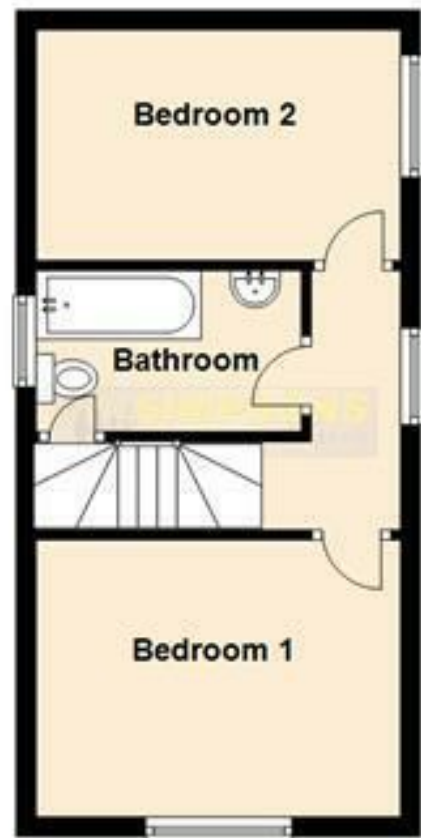
The front of the property is laid to a small lawn area with flower beds and a path leading to the front door. There is an archway through to the allocated parking for two cars and a side gate into the the rear garden. The rear garden is of a southerly aspect laid to bark chippings and patio area, all bordered with 6ft fencing.



Ground Floor



First Floor



To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

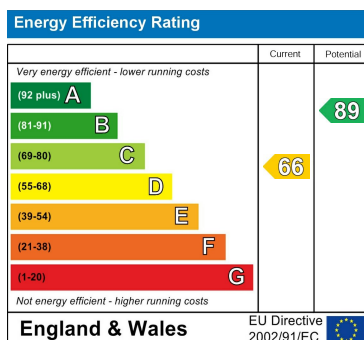
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Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.