

FREEHOLD



House - Detached (EPC Rating: C)

4 ASHSTEAD GARDENS, BOURNEMOUTH,
BH8 0EQ
Asking Price

£389,950



3 Bedroom House - Detached located in Bournemouth

SIMPSONS ESTATE AGENTS are truly delighted to bring to the market this fantastic opportunity to acquire this fully redecorated 3 bedroom detached house in Ashstead Gardens, a modern development of 5 units build in 2005. Offering 3 bedrooms, cloakroom, family bathroom, modern kitchen/diner, generous rear garden and a garage positioned to the front of the property. The home is Located only a short walk from Muscliff First School and the Grammar schools. Public transport links are on Broadway Lane or Castle Lane West along with a host of local shops and a post office. An added bonus being the close proximity to beautiful countryside, river walks and a nature reserve.

THE PROPERTY IS BEING OFFERED WITH NO ONWARD CHAIN.

ENTRANCE

On entering the property via a modern Upvc door with glazed inlay, you are welcomed into the light and bright entrance hall with smooth plastered walls and ceiling and coving, radiator, wood effect flooring, cloakroom, door leading to the ground floor accommodation and stairs leading to the first floor.

CLOAKROOM

7'2" 3'4"

A modern cloakroom with smooth plastered walls, ceiling and coving, low level WC, hand basin, radiator, Upvc window to the front aspect, wood effect flooring.

LOUNGE

15'8" x 14'1" max narrows to 8'10"

A wonderful room flooded with light ,radiator, smooth plastered walls and ceiling, under stair storage. carpeted flooring, Upvc window to the front aspect, opening to the well appointed kitchen diner.

KITCHEN

17'6" x 6'6"

A very nice and well appointed room with a full selection wall and floor units in a light wood with chrome handles.stone effect work tops, tiled splashback, gas hob with extractor fan, stainless steel sink, smooth ceiling with down lights, wood effect flooring, spaces for a selection of white goods, Upvc window to rear aspect as well as a set of Upvc French style doors offering direct access to the southerly rear garden.

BEDROOM 1

11'5" x 8'7"

A very nice size room with a good selection of fitted wardrobes, carpet flooring ,radiator smooth walls and ceiling with coving, Upvc window to the rear aspect.

BEDROOM 2

11'7" x 8'10"

A delightful bedroom with carpeted flooring, fitted wardrobes, smooth walls and ceiling, Upvc window to the front aspect.

BEDROOM 3

8'10"x 6'2"

A nice size third bedroom with carpet flooring, smooth plastered walls and ceiling with coving. radiator, Upvc window to the front aspect.

BATHROOM

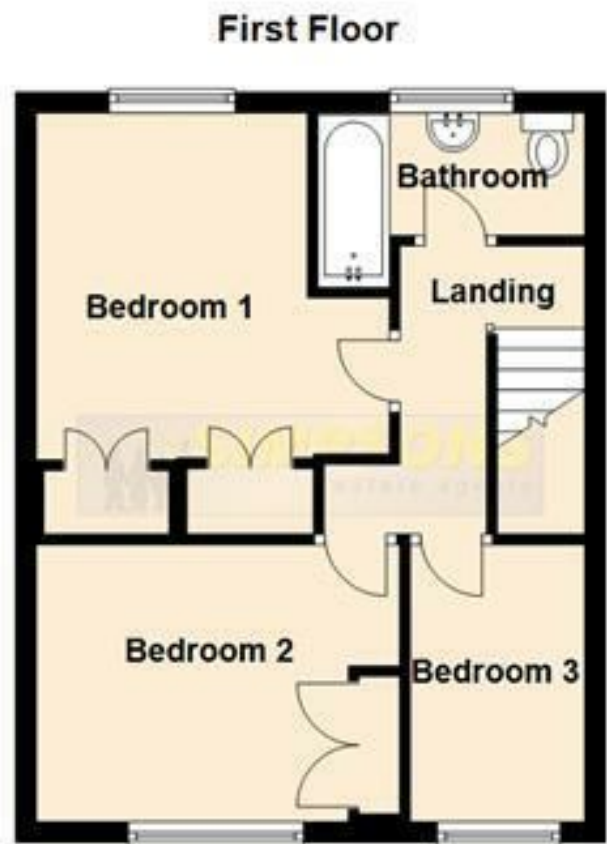
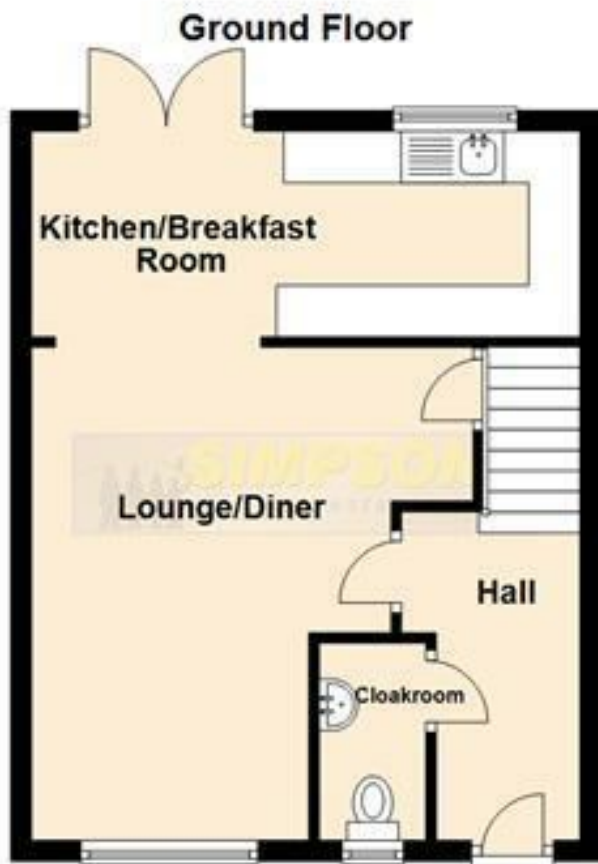
8'6" x 3'11"

A very nicely presented bathroom with a modern en suite, bath with glass shower screen, low level WC, hand basin. radiator , smooth plastered walls and ceiling with LED down down lights, Upvc window to rear aspect, with part tiled walls and splashback, wood effect flooring.

OUTSIDE SPACE

Private road leading to the house with a garage and parking. The front is laid to hard standing with a path to side of the house leading to the rear garden. The rear garden is of a southerly aspect and is laid to Astro turf lawn with a patio seating area all boarded with 6ft fencing.



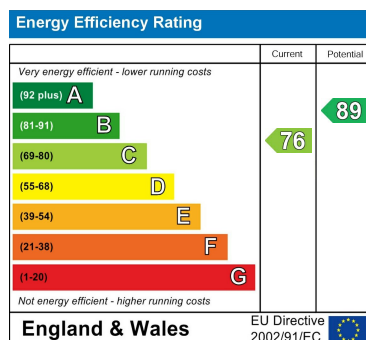


To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

C

Energy Performance Graph



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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.