

FREEHOLD



Bungalow - Detached (EPC Rating: B)

**12A HARBECK ROAD, BOURNEMOUTH,  
DORSET, BH8 0AQ**  
Asking Price

**£339,950**



# 2 Bedroom Bungalow - Detached located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to the market this spacious modern detached bungalow located in a HIGHLY SOUGHT AFTER location within an easy and level walk to the local shops, transport links and the stunning river Stour walks. The bungalow is delightfully presented throughout with modern and light decoration as well as having two double bedrooms with fitted wardrobes, kitchen breakfast room, modern bathroom. Upvc windows, fitted shutter blinds. The property boasts modern wet under floor heating, Driveway and front & rear gardens. Upvc windows, Modern boiler \*\*\*\*NO ONWARD CHAIN\*\*\*\*

## Lounge

9'6" x 10'2"

On entry to the property via a Upvc front door you enter the light and bright lounge area. Smooth plastered walls and ceilings, downlights, wood effect flooring, large Upvc window to front aspect door leading to accommodation.

## Kitchen

11'10" x 10'10"

Modern and well appointment kitchen breakfast room with smooth ceiling, down lights, a large selection of wall and floor mounted units in a light wood with chrome handles, stone effect worktops, gas hob extractor fan, electric fan oven. tiled effect flooring, Upvc window and door to rear aspect.

## Inner Hall

0'0" x 0'0"

Wood effect flooring, loft hatch, smooth plastered walls and ceilings, doors leading to accommodation.

## Bedroom

9'6" x 10'2"

Bedroom 1. A nice and light bedroom with fitted wardrobes, smooth ceiling, coving and smooth walls, Upvc window to the side aspect.

## Bedroom

7'10" x 9'6"

Bedroom 2 Is a very well presented room with fitted wardrobes, smooth plastered walls and ceiling, Upvc window with fitted shutter blinds to front aspect.

## Bathroom

5'7" x 6'3"

A light and bright room with smooth ceiling, downlights, extract fan, tiled walls and floor, modern white suite, bath with glass shower screen, hand basin with vanity storage, low level WC, Upvc window to rear aspect.

## Outdoor Space

0'0" x 0'0"

The front is laid to hard standing with gravel driveway and lawned area a selection of mature shrubs with a small brick wall to the front, a pedestrian gate offering access to the rear garden. The rear garden is laid to hardstanding, boarded with 6ft fencing and has a southerly aspect.





## Ground Floor

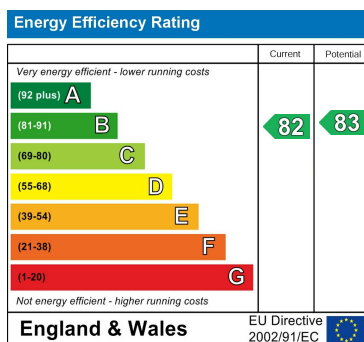


To be used as a guide only.  
Plan produced using PlanUp.

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01202 532556**

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

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.