

FREEHOLD



House - End Terrace

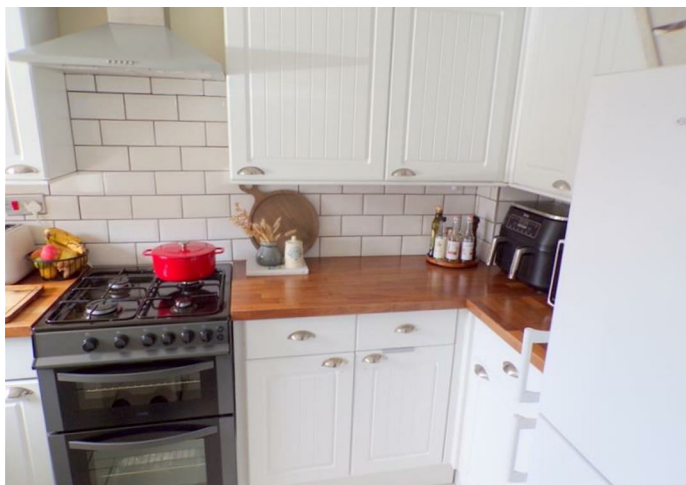
16 BROADLANDS CLOSE, BOURNEMOUTH, BH8 0PN

Asking Price

£309,950

FEATURES

- STUNNING DECORATION
- BACKING ONTO FIELDS AND PADDOCKS
- GARAGE
- SOUGHT AFTER ROAD
- EXTENDED DINING ROOM
- DRIVEWAY
- END TERRACED
- CLOSE TO POPULAR SCHOOLS



2 Bedroom House - End Terrace located in Bournemouth

ENTRANCE

On entering the property via a Upvc front door with glazed inlay, you are welcomed into a light and bright entrance hall with smooth plastered walls and ceiling, Upvc window to the side aspect, wood affect flooring, radiator, stairs leading to the first floor accommodation.

KITCHEN

10'9" x 5'10"

A very well appointed and modern kitchen with a large selection of wall and floor mounted units with chrome handles, tiled splash back, solid wood block worktops, spaces for a selection of white goods, free standing cooker, extractor fan, smooth plastered ceiling, Upvc window to the front aspect.

LOUNGE

A truly wonderfully spacious and sunny room with smooth plastered walls and ceiling with coving, large under stair storage, fire place, radiator, wood affect flooring, opening into dining room.

DINING ROOM

9'10" x 6'6"

The dining room is superb addition this all ready stunning home with twin Velux windows, Upvc window to side aspect. LED down light, smooth plastered ceilings, French style doors offering direct access to the rear garden.

LANDING

Loft access with ladder, storage cupboard, doors leading to all primary rooms.

BEDROOM 1

9'10" x 10'2"

A generous and delightful master bedroom with a large built-in cupboard and fitted wardrobes, smooth ceiling with smooth plastered walls, radiator, Upvc window to front aspect.

BEDROOM 2

12'1" x 9'2"

A further good size double bedroom with ample space for a selection of bedroom furniture, large built in storage, smooth ceiling, smooth plastered walls, radiator, Upvc window to the rear aspect look over the open fields and paddocks.

BATHROOM

6'6" x 5'6"

A stunning bathroom with fully tiled walls in a travertine style, modern low level Wc, hand basin, tiled flooring, bath with a glazed shower screen and shower attachment, smooth ceiling and extractor fan, heated towel rail.

OUTSIDE SPACE

Driveway to the front of the property for one vehicle, side gate offering access to the rear garden, garage is located in near by block. The rear garden is wider than a standard plot with its patio and lawned area, the garden is perfect for relaxing backing onto open country side, and paddocks, there is ample storage to the side of the property all boarded with 6ft fencing.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on

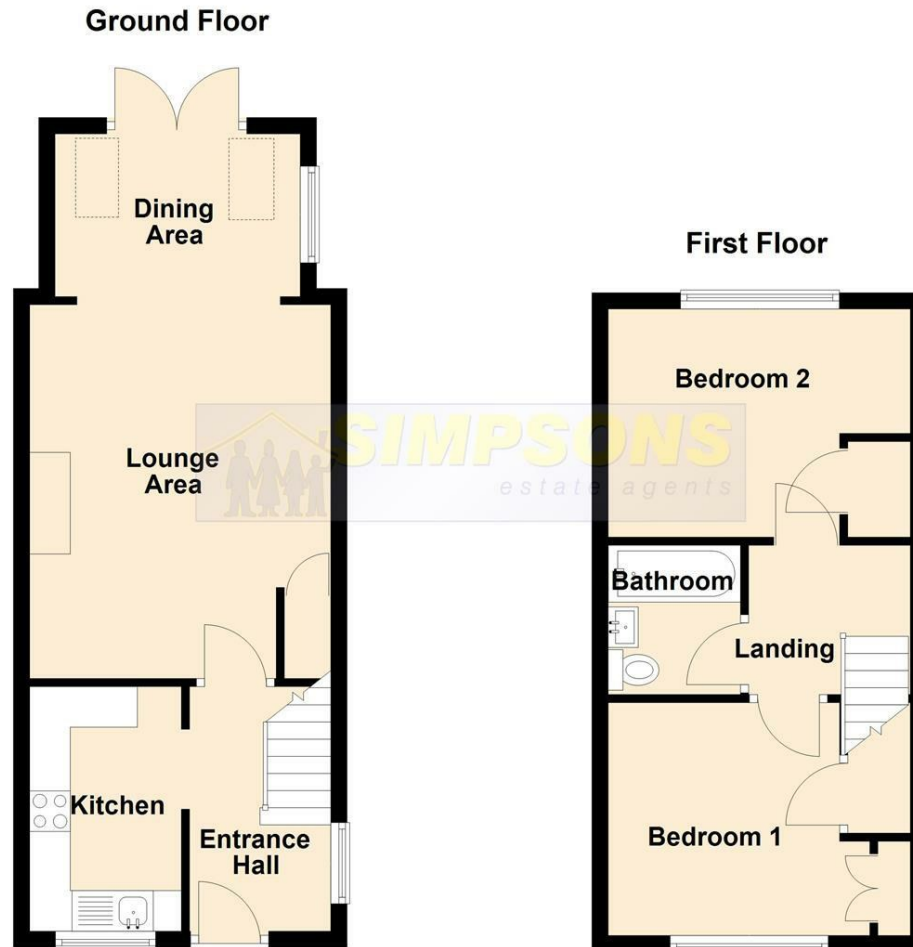
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

