

FREEHOLD



Bungalow - Detached

**6 OLD VICARAGE
CLOSE,
BOURNEMOUTH,
DORSET, BH10 7DU**

£414,950

FEATURES

- EXCEPTIONALLY STUNNING DETACHED TURN KEY BUNGALOW/VENDOR SUITED
- BEAUTIFUL SUNNY GARDEN
- ELECTRIC SUN CANOPY
- TWO GOOD SIZED DOUBLE BEDROOMS



2 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

On entering the property via a modern wood effect Upvc front door with glazed inlay and two glazed side panels into the light and bright hallway with smooth plastered walls and ceiling with vertical radiator, downlights and doors leading to primary accommodation with Karndene flooring in a wood style. Into the Lounge.

LOUNGE

12'7" x 11'3"

Smooth plastered walls and ceiling, downlights, Upvc curved bay window to the front aspect with fitted shutter blinds and Upvc window opaque to the side aspect, radiator, feature fireplace and carpeted flooring.

KITCHEN

11'10" x 10'9"

The Kitchen has smooth plastered walls, ceiling and coving, integrated dishwasher, fridge/freezer, high level NEFF oven, Induction Hob, stainless steel extractor hood, Quartz worktop in white, a full selection of floor and wall mounted units in a grey with contrasting nickel coloured handles, tiled splashback, sink and, again, with Karndene flooring. Into the Dining Room.

DINING ROOM

12'0" x 10'9"

Vaulted ceilings with LED downlights, three high level Upvc windows to the side aspect, radiator, air conditioning and combined heat unit, Kardene flooring, a set of French patio doors offering access to the rear garden.

MASTER BEDROOM

13'1" x 9'10"

Smooth plastered walls and ceiling, air conditioning and combined heating unit, Upvc window to the rear aspect with electric black out blinds as well as shutter blinds, radiator, carpeted flooring and wardrobe with sliding mirrored doors.

BEDROOM TWO

10'7" x 7'11"

A further generous second bedroom with smooth plastered walls and ceiling, LED downlights, wardrobe with sliding mirrored doors, radiator, Upvc window to the rear aspect with electric black out blinds and shutter blinds, carpeted flooring.

OUTSIDE SPACE

Outside front. The property is accessed via a large tarmac driveway bordered with a four foot wall, covered vestibule area, an electric awning, parking for up to three cars with access to the rear garden via a side gate. The rear garden is delightful with a sunny aspect, boarded with 6' fence panels. It also has a patio seated area and a lawned area with a selection of mature shrubs and flowers beds, two garden sheds with power.

SHOWER ROOM

11'5" x 5'10"

This truly outstanding Shower Room with smooth plastered walls and ceiling, twin Upvc windows to the side aspect, a cistern free Wc and hand basin with vanity storage, large mirror with LED light surround, double walk-in shower with glass shower screen and black marble effect glitter shower boards, tiled effect flooring.





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



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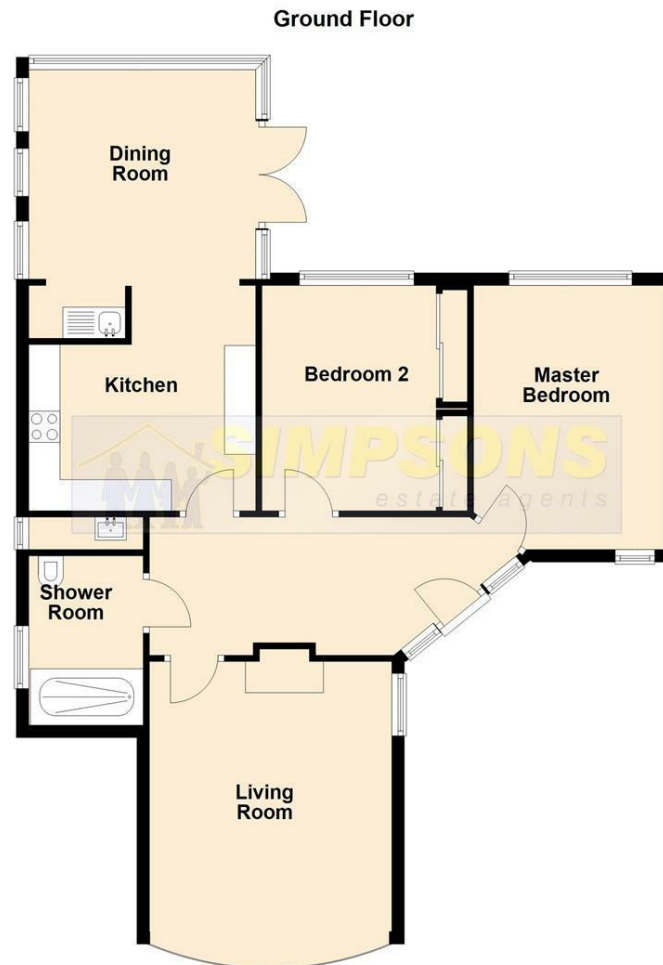
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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

