

FREEHOLD

House

# 24 CUCKLINGTON GARDENS, BOURNEMOUTH, BH9 3QS

Asking Price

£314,950

## FEATURES

- SOUTH WEST FACING REAR GARDEN
- CONSERVATORY
- MODERN KITCHEN
- PLENTY OF STORAGE
- GARAGE/DRIVEWAY
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED WITH CENTRAL HEATING
- MUSCLIFF AREA



# 2 Bedroom House located in Bournemouth

## ENTRANCE

Textured ceiling, radiator, doors leading to the ground floor accommodation and understairs cupboard, stairs leading to the first floor.

## KITCHEN

8'10" x 5'10"

A modern kitchen with a large selection of wall and floor units in a gloss cream with polished chrome handles. Walnut block effect worktops, Gas hob, electric fan double oven, integrated microwave and dishwasher, extractor fan, stainless steel sink, tile effect flooring. Space for a washing machine and fridge freezer, Upvc window to the front aspect.

## LOUNGE

13'9" x 11'9"

A superb light bright and spacious room with textured ceiling, papered walls, radiator, sliding patio doors leading into the conservatory.

## CONSERVATORY

10'9" x 8'10"

A modern brick built construction with Upvc double glazing including Pilkington Blue glass roof, wood effect flooring, power and lighting, and French style patio doors offering access on to the rear garden.

## LANDING

Textured ceiling. Hatch to part boarded loft, doors leading to accommodation.

## BEDROOM 1

11'9" x 8'10"

A generous double bedroom with custom built-in mirrored wardrobes and wall to wall overbed cupboards, radiator, textured ceiling. Upvc window to the rear aspect.

## BEDROOM 2

8'10" x 8'10"

A nice size double bedroom with wall closets providing additional storage, radiator, textured ceiling, ample space for bedroom furniture. Upvc window to the front aspect.

## BATHROOM

6'6" x 5'6"

A modern white suite with tile effect flooring, tiled splashback, WC, hand basin with vanity storage, bath with shower mixer attachment, textured ceiling, extractor fan, heated towel rail.

## OUTSIDE SPACE

The outside front is laid to lawn with a tarmac driveway, parking for one car and a single garage with up an over black painted manual door and Upvc door to the rear. To the left of the front door is a storage shed housing the combi-boiler and providing further storage.

The outside rear Upvc French style doors lead to the lovely South West facing rear garden laid to lawn with a selection of mature shrubs and flowers bordered with 6' fencing.







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





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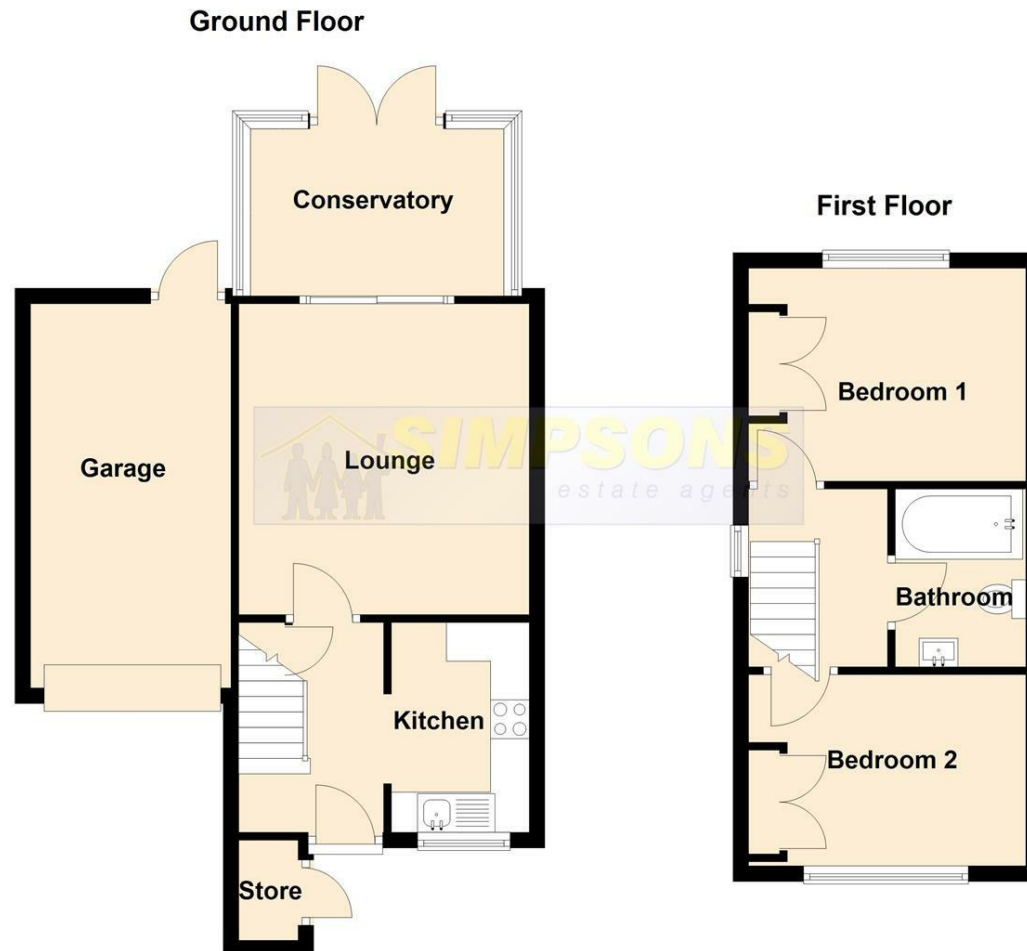
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

