

FREEHOLD

House - Semi-Detached

# 7 COX CLOSE, BOURNEMOUTH, BH9 3LT

Asking Price

£374,950

## FEATURES

- STUNNING KITCHEN EXTENSION
- GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER ROAD
- GF SHOWER ROOM
- MODERN BOILER
- PARKING
- TWO WCs



# 3 Bedroom House - Semi-Detached located in Bournemouth

## ENTRANCE

On entering the property via a uPVC front door with glazed panel, you are welcomed into a light and bright entrance with smooth plastered walls and ceiling down lights and wood effect flooring in a light grey, under stair storage, doors leading to all primary rooms and stairs leading to the first floor accommodation.

## GROUND FLOOR SHOWER ROOM

7'6" x 4'3"

The property benefits from this superb and modern ground floor shower room , with fully tiled walls, double shower, low level WC and hand basin, wood effect flooring, extractor fan, heated towel rail.

## LOUNGE

18'4" x 10'9"

A very generous sized room with textured ceiling, and papered walls, carpet flooring , opening into the kitchen.

## KITCHEN DINER

16'4" x 8'6"

A stunning extended kitchen diner completed only a couple of years ago. The kitchen has a full selection of wall and floor mounted units in grey with white quartz worktops, induction hob, electric fan oven, extractor fan, high level oven, integrated full size dishwasher, spaces for a selection white goods, LED down light, under cupboard lighting, smooth plastered ceiling with twin Velux windows, French style doors leading onto the rear garden.

## LANDING

Textured ceiling, loft hatch cupboard housing the hot water tank and boiler.

## BEDROOM 1

12'1" x 9'5"

Textured ceiling, papered walls, carpet flooring, built in wardrobe with sliding doors, further storage cupboard, radiator, large uPVC window to the front aspect.

## BEDROOM 2

8'6" x 7'10"

Radiator, textured ceiling, uPVC window to the front aspect, ample space for bedroom furniture

## BEDROOM 3

8'6" x 7'10"

Radiator, textured ceiling, uPVC window to the front aspect, ample space for bedroom furniture.

## SHOWER ROOM

7'6" x 4'7"

First floor shower room. Fully tiled walls, double shower, low level WC and hand basin, wood effect flooring, extractor fan, heated towel rail, uPVC window to the side aspect.

## OUTSIDE SPACE

The front of the property is laid to hard standing and offers parking for two vehicles, side gate offering access to the rear garden.

The rear garden is of a westerly aspect and boarded with 6ft fencing, Astro lawn and patio seating area and bordered with a selection of mature shrubs and flower beds.

The garage not of full size but is an ideal storage area with manual up and over door, power and lighting.

#### GARAGE

8'2" x 8'2"







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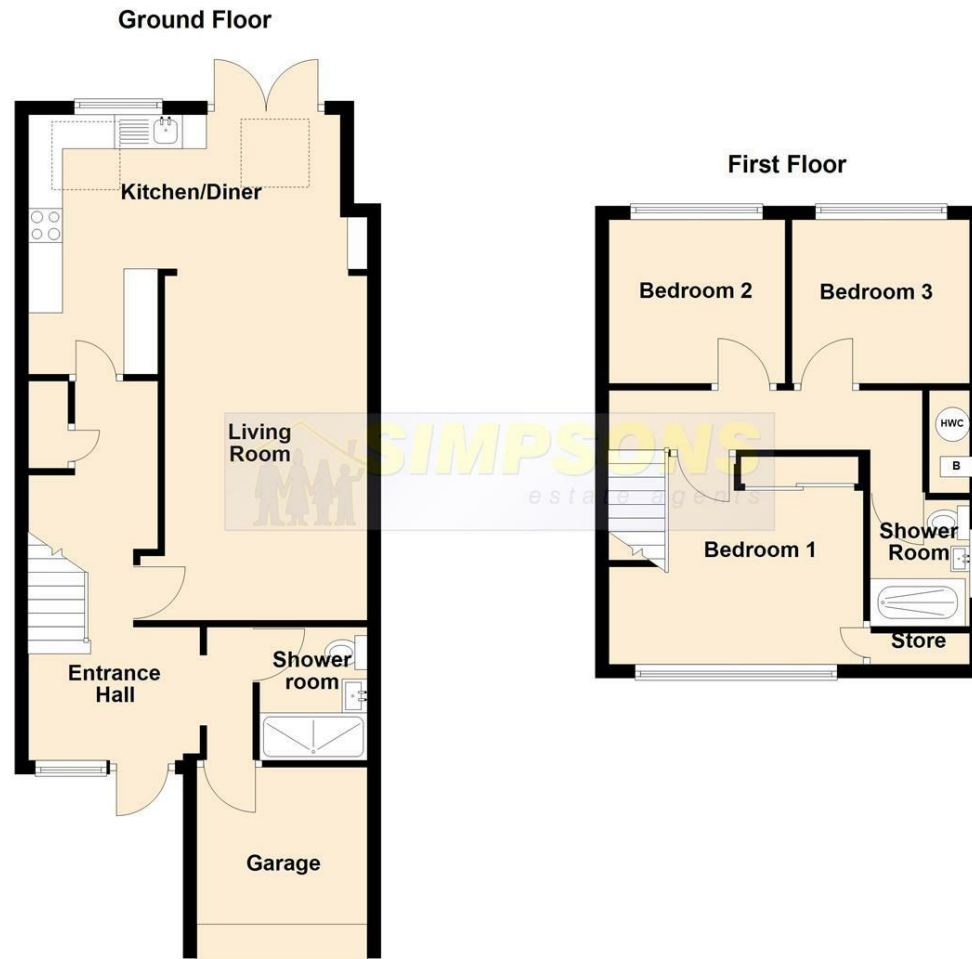
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Council Tax Band

C



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

