

FREEHOLD



Bungalow - Detached

5 WEST WAY,  
BOURNEMOUTH,  
BH9 3DS

£330,000

#### FEATURES

- WEST WAY
- REQUIRES UPDATING
- GARDENS
- NO ONWARD CHAIN
- DETACHED BUNGALOW
- GARAGE
- SOUGHT AFTER ROAD
- CONSERVATORY



 **SIMPSONS**  
estate agents

# 2 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

Covered porch area leading to the UPVC front door with glazed inlay into the well proportioned spacious hallway with textured ceiling, smooth plastered walls, loft access, radiator and airing cupboard.

## BEDROOM 1

13'5" x 11'1"

Into bedroom one, textured ceiling, smooth plastered walls, fitted wardrobes, radiator, Upvc window to the front aspect.

## BEDROOM 2

11'1" x 8'2"

Bedroom two, fitted wardrobes, radiator, textured ceiling, smooth plastered walls, Upvc window to the side aspect.

## LOUNGE

14'9" x 11'5"

Smooth plastered walls, textured ceiling, radiator x 2, Upvc window to the side aspect and a wooden door with two side panel windows giving direct access to the conservatory.

## CONSERVATORY

3,5 x 18

The conservatory is of a Upvc double glazed construction, has a polycarbonate roof, tiled flooring and a door offering access to the rear garden.

## KITCHEN

29 x 21

Into the kitchen where the Gas fired central heating boiler is located, textured walls and ceiling, a small selection of floor and wall units with wood doors and stone effect work surfaces, stainless sink, space for a free standing cooker, larger storage, Upvc window to the side aspect and door offering access to the rear garden. There is a further door leading into the Utility Room.

## UTILITY ROOM

5'10" x 4'7"

The Utility Room is a small conservatory with power and lighting and a door to the rear garden, tiled flooring, polycarbonate roof.

## BATHROOM

5'6" x 5'6"

Smooth plastered walls and ceiling, bath and hand basin, Upvc window to the side aspect, fully tiled walls and laminate style flooring.

## WC

5'6" x 2'11"

Separate W.c. to the bathroom, part tiled walls, textured ceiling with coving and smooth plastered walls, modern low level W.c., Upvc window to the side aspect.

## OUTSIDE SPACE

Outside front, the property is accessed by a concrete driveway. There is a selection of mature shrubs and borders. the driveway leads to a large garage with parking currently for one, or possibly, two cars.

Access to the rear is via a side gate and pathway. The rear garden is low maintenance, laid to gravel with a westerly aspect, bordered with six foot walls and partial fencing to the rear wall.





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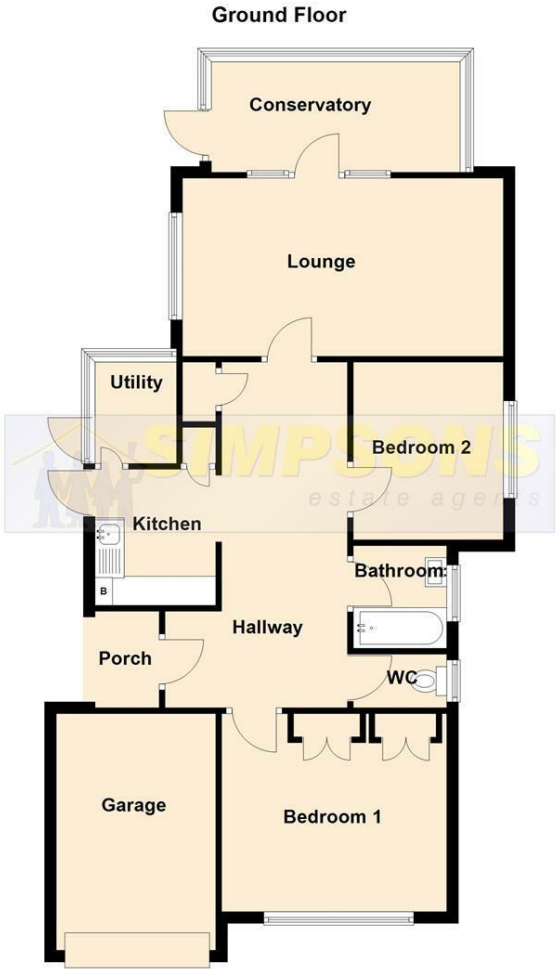


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Council Tax Band  
**D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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.

