

FREEHOLD



House (EPC Rating: D)

31 TYTHERLEY GREEN, BOURNEMOUTH,  
DORSET, BH8 0PA

£234,950



# 1 Bedroom House located in Bournemouth

SIMPSON'S ESTATE AGENTS are delighted to bring to the market this superb one bedroom freehold house in Thytherley Green. The property comes with a larger than average garden, off road parking, modern decoration throughout, modern combination boiler, Kitchen and bathroom.

Upon entering house, you will find a well-appointed reception room that exudes warmth and style, perfect for relaxing. The home features a spacious bedroom that provides a peaceful sanctuary, ensuring restful nights. The newly renovated bathroom boasts modern fixtures and finishes, adding a touch of luxury to your daily routine.

Parking is conveniently available, making this home not only practical but also highly desirable. With its modern decoration and thoughtful updates, this property is ready for you to move in and make it your own.

Thytherley Green is a lovely area, known for its community spirit and proximity to local amenities, making it a wonderful place to call home. Don't miss the opportunity to view this charming house; it could be the perfect fit for your lifestyle.

## Lounge

13'9" x 14'1"

On entering the property via single glazed hard wood front door, you enter the lounge with kitchen on the right and the stairs leading to the first floor to the left. The lounge has wood affect flooring in a herring bone style, radiator, smooth plastered walls and ceiling in white and window to the front aspect adding to the natural light of this wonderful home.

The front garden is of a very generous size and is laid to lawn and offers plenty of room to enjoy and offers parking for one car via a dropped kerb, not forgetting the side walled area of the garden that is laid to lawn and bark chippings, this area would be ideal for storage or for a private seating area.

## Kitchen

5'3" x 11'6"

A modern and well appointed kitchen with a good selection of wall and floor mounted units in navy blue with polished chrome handles, white stone affect worktops and matching splash back, window to front aspect, stainless steel sink, spaces for a selection of white good, modern gas fired combination boiler is positioned in the kitchen area

## Bedroom

10'10" x 11'10"

A generous size bedroom with built in storage over the stairs and built in wardrobes to the rear of the bedroom, single glazed window to front aspect, radiator, carpet flooring, smooth walls and ceiling.

## Bathroom

5'7" x 6'7"

A superb and modern bathroom with fully tiled walls, smooth ceiling, heated towel rail. wood affect flooring. modern white suite, shower attachment with glazed shower screen, window to the front aspect.

## Outdoor Space



## Ground Floor



## First Floor

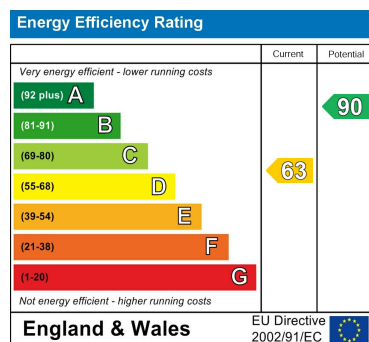


To be used as a guide only.  
Plan produced using PlanUp

Council Tax Band

**A**

Energy Performance Graph



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