

FREEHOLD



House - End Terrace

9 BOVERIDGE GARDENS, BOURNEMOUTH, DORSET, BH9 3RF

Offers Over

£350,000

FEATURES

- NEW KITCHEN
- DINING ROOM
- POPULAR ROAD
- DRIVEWAY
- CLOAK ROOM
- THREE DOUBLE BEDROOMS
- SUNNY REAR GARDEN
- VERY WELL PRESENTED



3 Bedroom House - End Terrace located in Bournemouth

Entrance Hall

On entering the property via Upvc door with glass inlay you are welcomed into a light and bright entrance with a door leading to the modern cloak room, and radiator. low level W.C., corner sink , tiled splashback. Upvc window to the side aspect. The hallway has smooth plastered walls, textured ceiling , wood effect flooring, storage cupboard ,stairs leading to the first floor, door to the kitchen, opening leading to the separate diner and door to the lounge area.

Dining Room

8'2" x 16'5"

A superb addition to this fine property, generous dining room (formally the garage) with a radiator, smooth plastered walls and ceiling, Upvc window to the front aspect, recently installed under stair storage.

Kitchen

6'7" x 11'6"

A very well presented and recently installed kitchen with a generous section of wall and floor units in gloss white, white stone affect worktops, stainless steel sink. extractor fan with gas hob, high level fan oven.tiles splash back,tiles flooring, smooth ceiling, Upvc windows to the side and front aspects.

Lounge

11'10" x 18'8"

A truly wonderful and beautifully decorated room flooded with natural light from a large Upvc window and sliding patio doors to rear aspect offering direct access to the rear garden. Smooth ceiling, light wood effect flooring.

Landing

Textured ceiling loft hatch, large built- in storage housing the gas fired boiler.wood effect flooring.

Bedroom 1

8'10" x 15'1"

Light and bright large double bedroom with textured ceiling , Upvc windows to the front and side aspects, radiator.wood effect flooring, ample space for a selection of bedroom furniture

Bedroom 2

9'6" x 12'2"

Textured ceiling radiator, spaces for bedroom furniture. Upvc window to rear aspect.

Bedroom 3

8'10" x 8'6"

A truly generous third bedroom with ample space for a double bed, smooth walls and ceiling, radiator, wood effect flooring Upvc window to the rear aspect.

Bathroom

5'7" x 6'7"

A modern bathroom with a modern white suite , low level WC, heated towel rail.tiled walls and splashback. Upvc window to front aspect.

Outdoor Space

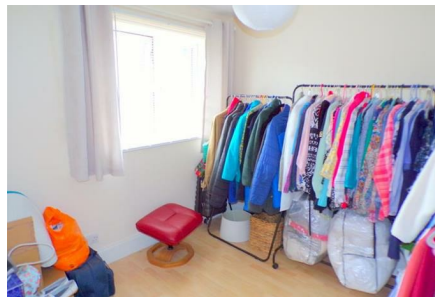
The front garden is laid to hard standing with a tarmac driveway, outside bin storage, gate offering direct access to the rear garden,

The rear garden has a mixture of mature shrubs and flower beds, Astro style turf lawn and a patio seating area, sunny southerly aspect.





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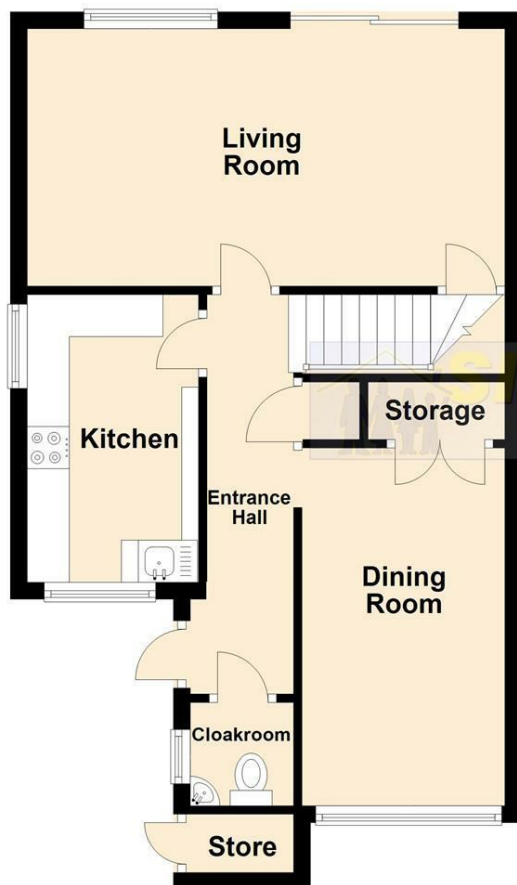
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Council Tax Band

D

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			71
(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.

