

FREEHOLD



House - Semi-Detached

72 MOORSIDE ROAD, BOURNEMOUTH, BH11 8DH

Asking Price

£324,950

FEATURES

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- EXTENDED
- OFF ROAD PARKING
- KITCHEN/DINER
- LOFT/HOBBY ROOM
- MODERN BOILER
- VENDOR SUITED



3 Bedroom House - Semi-Detached located in Bournemouth

ENTRANCE

On entering the property via a modern style Composite front door leading into the stylish and extended porch area with smooth plastered walls and ceiling, coving, tiled flooring, radiator, built-in storage, doors leading to the ground floor accommodation, stairs leading to the first floor.

LOUNGE

18'8" x 12'5"

A very nice size room offering ample space for a good amount of furniture, smooth walls and ceiling, radiator, feature fireplace, Upvc window to front aspect, French style doors leading into the conservatory.

CONSERVATORY

8'10" x 7'10"

Upvc construction built brick, power and lighting, Polycarbonate roof, doors leading on the rear garden.

KITCHEN/DINER

19'8" x 13'9" max

A truly impressive extended kitchen/diner with real wood work surfaces, a large selection of wall and floor mounted units in gloss cream, fully integrated appliances, smooth ceiling, downlights, tiled flooring, Upvc window to rear aspect, French style doors leading to the rear garden, induction hob, high level electric fan oven, door leading through to bedroom three and the shower room.

SHOWER ROOM

6'2" x 4'3"

Modern shower room with fully tiled walls and flooring, Low level Wc, hand basin with vanity storage, shower cubicle. heated towel rail, Velux window.

BEDROOM 3

9'10" x 8'10"

A very generous sized third bedroom located on the ground floor, smooth plastered walls and ceiling, carpet flooring, radiator, Upvc window to the front aspect.

LANDING

Window to the front aspect, loft hatch, built-in storage, doors leading to primary accommodation.

BEDROOM 1

13'9" x 9'2"

A very nice light and bright room with smooth walls and ceiling with coving, ample space for bedroom furniture, radiator, Upvc window to rear aspect

BEDROOM 2

11'5" x 8'2"

A further double bedroom with built-in wardrobes with mirrored doors, smooth walls and ceiling, radiator, Upvc window to the front aspect.

BATHROOM

5'2" x 5'2"

A modern bathroom with low level WC, hand basin with vanity storage. bath with shower attachment, heated towel rail, fully tiled walls and flooring. Upvc window to the side aspect.

LOFT ROOM

14'1" x 7'6"

A perfect space for a hobby room or home office etc. The room is offering ample eaves storage space and a Velux window and is currently dressed as a guest bedroom, but offers flexible usage.

OUTSIDE SPACE

The front offers plenty of parking with a tarmac drive and a selection of mature flower beds, The rear garden is a tiered design for ease and enjoyment with a selection of seating areas, summer house and workshop.





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



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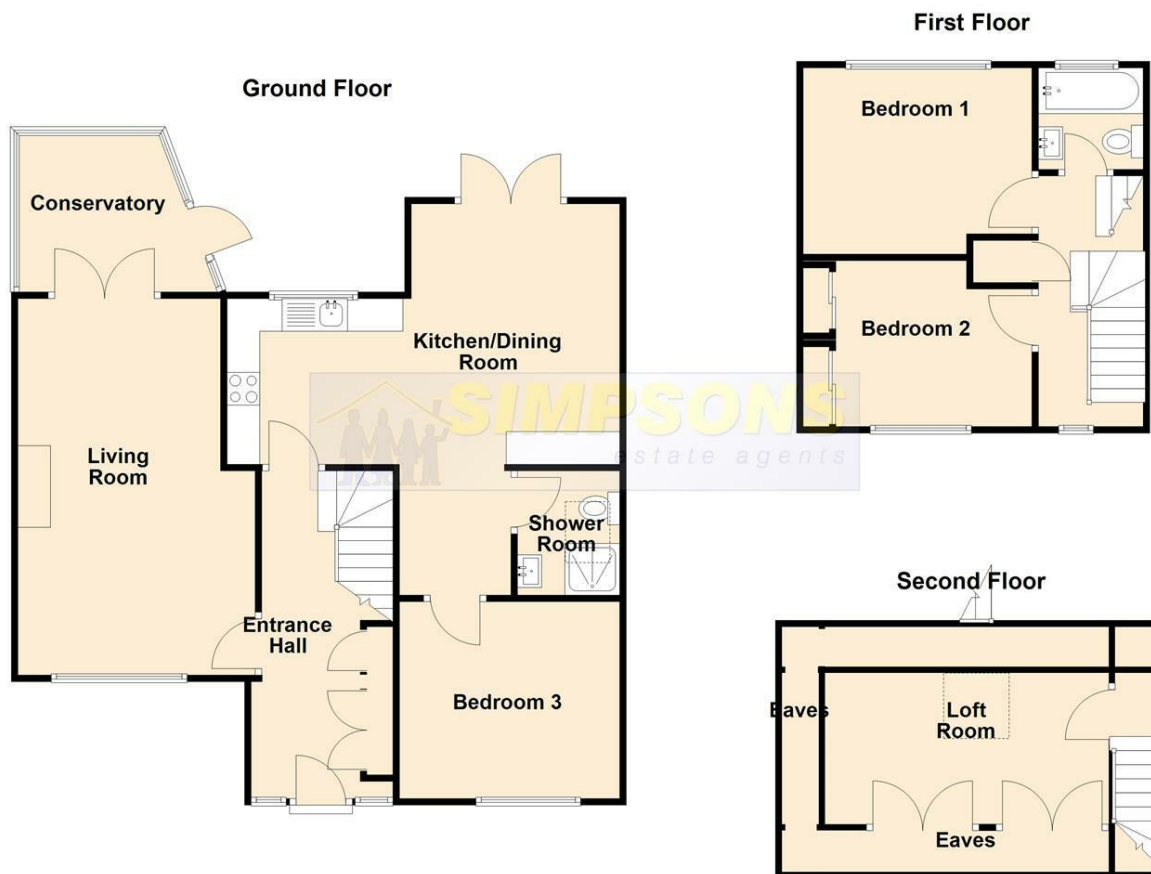
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

