



**Spacious, Beautifully Presented 2/3-Bedroom Detached Bungalow Close to amenities**

**Tenure: Freehold**

**Approx 75 sq metres (807 sq ft)**

**45 Newmorton Road,  
Muscliff, Bournemouth. BH9 3NX**

**Price £400,000**

- Entrance Hall
- Lounge with Wood Burning Stove
- Dining Area/Bedroom 3
- Superb Kitchen
- Conservatory
- 2-Double Bedrooms with fitted wardrobes
- Modern Shower Room & Cloakroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Ample 'Off-Road Parking & Garage
- Near to Local Amenities & Riverside Walks
- Viewing recommended!

Spacious, beautifully presented 2/3 bedroom detached bungalow, occupying a pleasant location near to local amenities, Castle Point & riverside walks. The property has been very well maintained & a particular feature is the delightful private garden which enjoys a sunny aspect. Ample 'off-road' parking & garage. Viewing recommended!

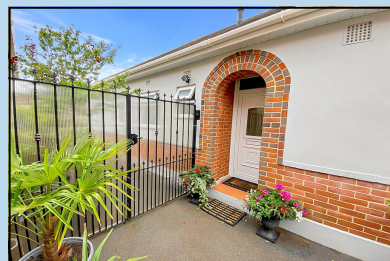
Accommodation and approximate room sizes:

- **Entrance Hall:** Hatch to insulated roof space, part boarded & ladder. Cupboard housing Worcester combination gas boiler & recently installed electric consumer unit. Store cupboard.
- **Cloakroom:** Half tiled. Modern WC.
- **Lounge:** A good-sized room with log burning stove. Laminate floor. Patio door to:
- **Conservatory:** Laminate floor. Door to garden.
- **Kitchen:** Modern kitchen with a good range of floor and wall cupboards. Built-in oven, electric hob & cooker hood over. Space for dishwasher, washing machine, tumble dryer & tall fridge/freezer. Double doors to covered patio area & garden.
- **Dining Area/Bedroom 3:** This room could easily be split from the lounge with limited cost. (see plan)
- **Bedroom 1:** Large built-in wardrobe with mirror fronted doors.
- **Bedroom 2:** Bay window & Built-in wardrobe.
- **Modern Shower Room:** Corner shower having thermostatic shower, vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating, Cavity Wall Insulation & Double-Glazing**
- **Laminate Flooring Throughout**
- **Private Rear Garden:** Delightful sunny garden with paved patio area, decking & artificial lawn, with well stocked flower & shrub borders. Side gate. Outside tap. Garden Shed. Greenhouse. Log Store. Outside tap. Security lighting.
- **Wide Driveway** providing ample parking & leading to:
- **Garage:** approx 16' x 9'. Up & over door. Power & light.
- **Council Tax Band 'D'**
- **Energy Rating 'tbc'**



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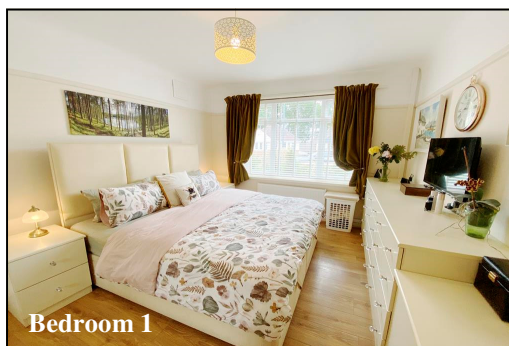
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



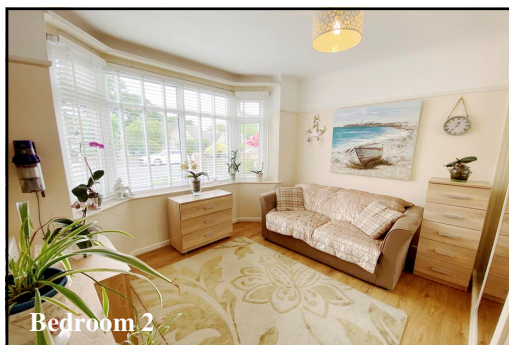
Lounge



Dining Area/Bedroom 3



Bedroom 1



Bedroom 2



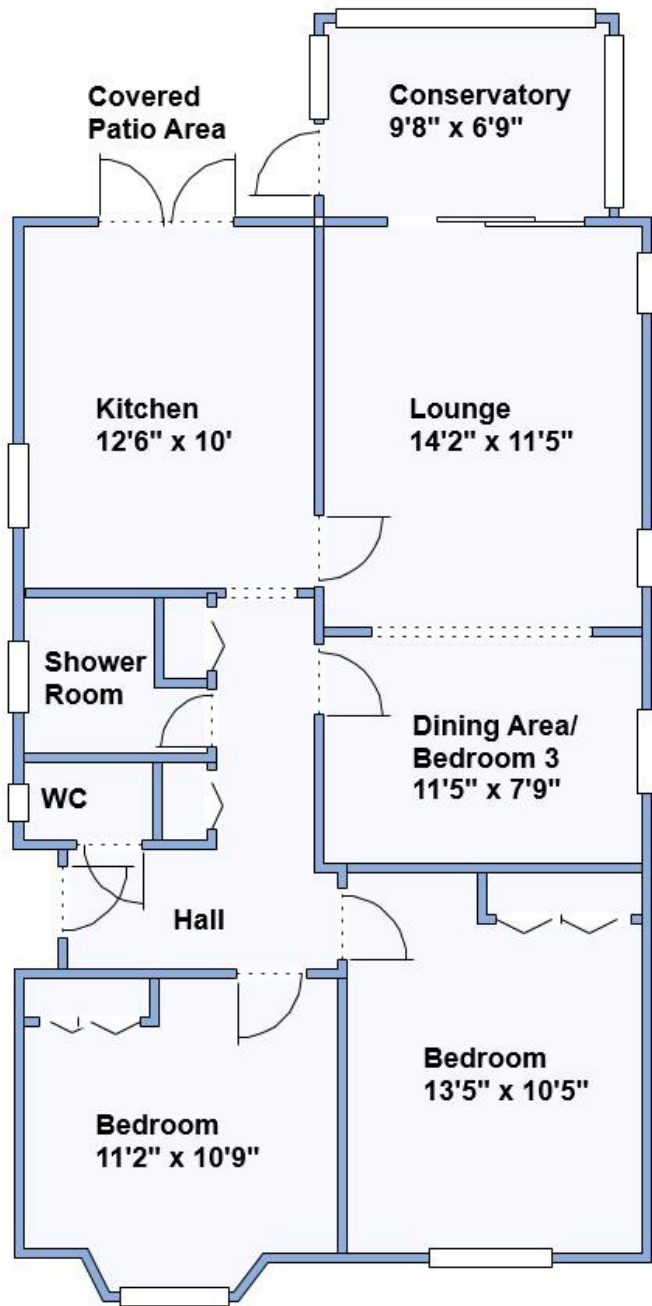
Fitted Kitchen



Doors to Delightful Garden



Conservatory



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

