



Holly Green Rise, Bournemouth, Dorset

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Asking Price £430,000



**NO FORWARD CHAIN!** This well-presented detached bungalow is a must-see, with recent redecoration and a newly replaced kitchen and bathroom.

Positioned at the head of a cul-de-sac in the sought-after Bearwood area of BH11, this property offers ample driveway parking for multiple vehicles and a detached single garage.

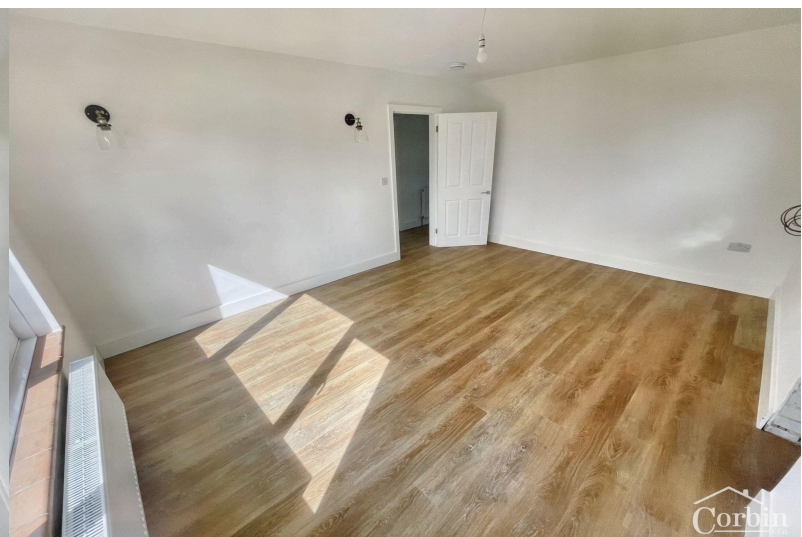
Step inside to a spacious and welcoming entrance hall, leading to a bright and airy dual-aspect lounge/diner overlooking the rear garden. The kitchen/breakfast room also overlooks the garden and features integrated appliances including a fridge/freezer, oven, and hob.

There are three double bedrooms, one with fitted wardrobes and another with a built-in storage cupboard. The newly fitted bathroom adds a touch of modern elegance to this charming property.

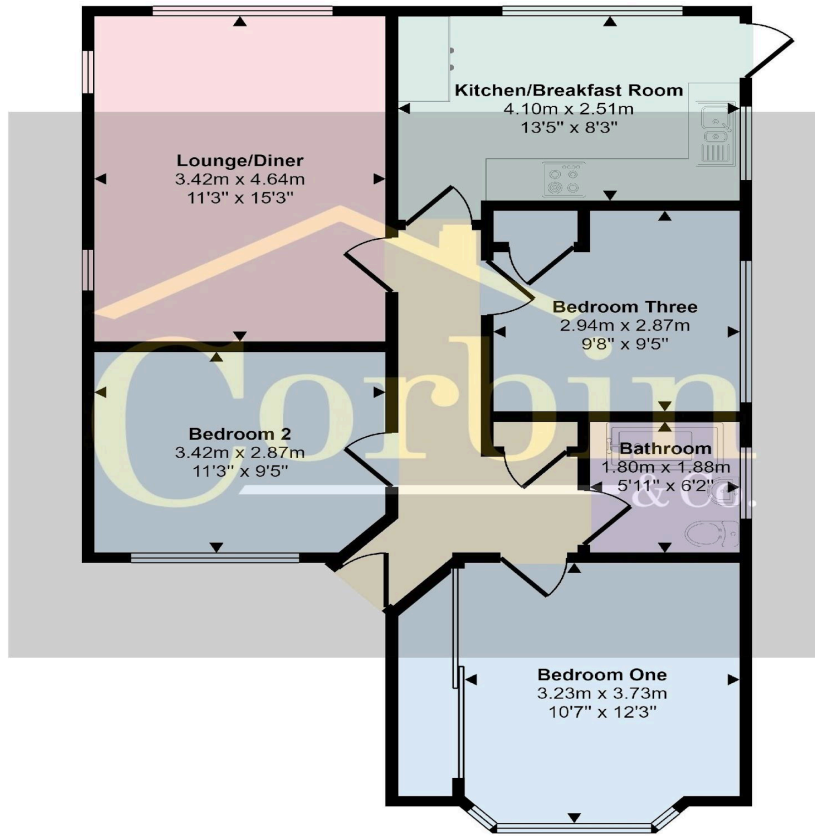
Outside, the nice-sized rear garden is mainly laid to lawn with a patio area abutting the rear of the property, perfect for outdoor entertaining or relaxation.

Located in Holly Green Rise, this property is close to local shops, buses, schools for all ages, a supermarket, and a retail park. Positioned between Bournemouth, Poole, Wimborne, and Ferndown, there is plenty to explore and enjoy in the surrounding area.

This three-bedroom property is ideal for those looking for a well-presented home with modern features and a convenient location. Don't miss out - book your viewing today **CALL US ON 01202 519761**





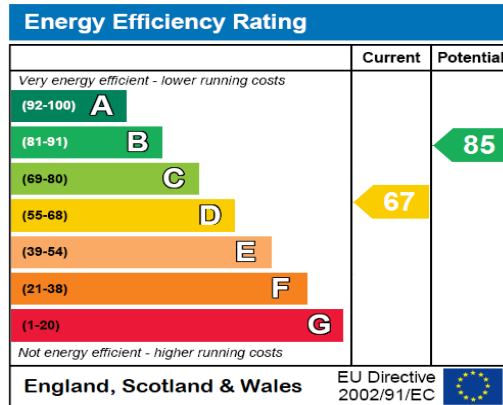


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

**01202 519761**

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