



Corbin
& Co.



Corbin



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High Howe Lane, Bournemouth, Dorset

2  1  2 

Asking Price £375,000



Corbin & Co are delighted to introduce this well presented two double bedroom detached bungalow nestled in a sought after road in Bearwood, BH11, offered with NO FORWARD CHAIN! This bungalow is located just a short walk from local amenities. Residents will find convenient access to shops, a doctor's surgery, fish and chips shops, a Co-op, and bus routes to both Bournemouth and Poole town centres.

As you approach the property, you are greeted by a spacious block paved driveway providing ample off-road parking and a timber gated side access leading to the secluded rear garden and basement. Steps lead up to the front door. The frontage is secluded from the road by established, mature hedging.

Upon entering the home through a uPVC door, the hallway leads into all internal rooms. The front of the property boasts two large double bedrooms, with the main bedroom benefiting from an en-suite shower room and fitted wardrobes, and both are serviced by a family bathroom.

Moving towards the rear, you will find a generously sized open plan lounge/diner with a charming inset wood burner in the lounge area. This room is light and airy due to the delightful dual aspect. Adjacent to the dining space, a good-sized conservatory with vaulted ceiling provides views out and access to the rear garden.

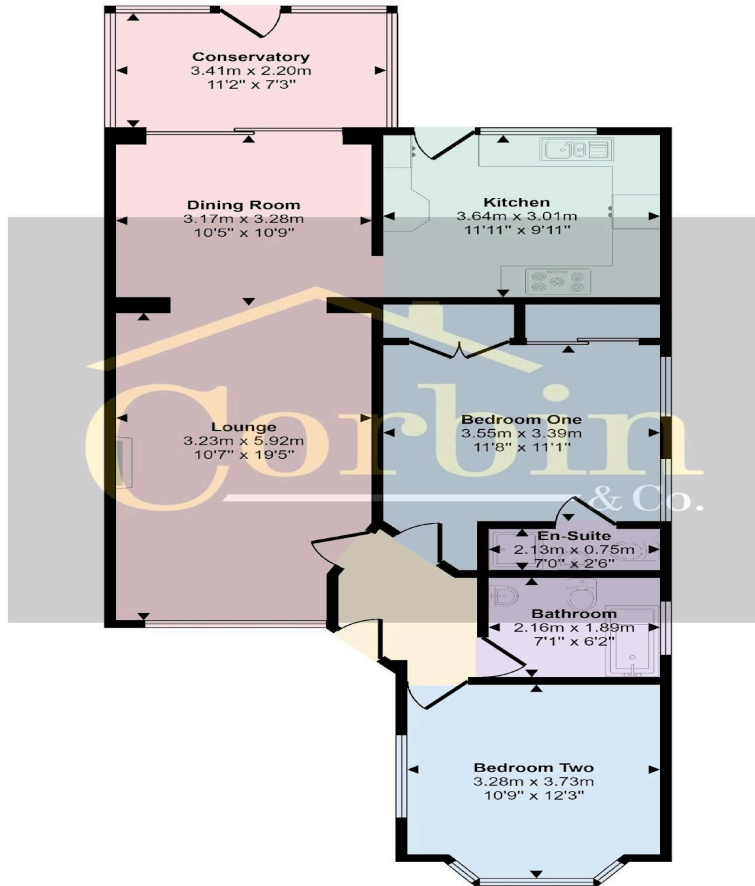
The spacious kitchen overlooks the garden and offers ample workspace, storage cupboards, and space for appliances. For added convenience, there is access to a useful basement room from the garden, with built-in storage cupboards, ideal for a utility space, home office, gym or additional storage.

To organise a viewing, please call us on 01202 519761.





Approx Gross Internal Area
89 sq m / 957 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

sales@corbinandco.com

