

8 TOURNEY ROAD
BEARWOOD BOURNEMOUTH DORSET BH11 9SX
ASKING PRICE: £295,000 Freehold



A Well Presented 3 Bed Semi Detached Family House Situated in a Highly Sought After Cul-De-Sac at Bearwood. The Property has No Forward Chain and Offers Spacious Rooms and a UPVC Sun Lounge Extension. Viewing is Highly Advised

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2 Bed House in Bearwood at £295,000 Freehold

Entrance Canopy, Entrance Hall, Downstairs Cloakroom, Kitchen, Lounge/Diner, Sun Lounge, Landing, Bedroom 1, Dressing Room/Bedroom 3, Bedroom 2, Wet Room/WC.

Gas Central Heating (NT), UPVC Double Glazing, Modern Fitted Kitchen Units, Downstairs WC, Spacious Lounge/Diner, Modern Wet Room/WC, 2/3 Bedrooms, Parking & Garage, UPVC Sun Lounge, Attractive Gardens, No Forward Chain, Sole Agents

The accommodation with approximate room measurements comprises:

ENTRANCE CANOPY/PORCH leading to **Entrance Step** and UPVC double glazed frosted glass entrance door leading to:

ENTRANCE HALL Dado decor, laminate flooring, central heating radiator, coved and textured ceiling, smoke detector (NT), archway to Kitchen. Doors leading to:

DOWNSTAIRS CLOAKROOM Close coupled WC with polished wooden seat, wall hung wash hand basin, tiled splashback, central heating radiator, tiled flooring, part tiled walls, UPVC double glazed frosted glass side aspect window, coved and textured ceiling, storage cupboard under stairs with shelving, ceiling light point.

From hallway, Archway to:

KITCHEN 10'10 x 6'6. Fitted with a range of coloured fronted units complemented by black onyx effect roll edge work surfaces and comprising 6 single base storage cupboards and drawers with roll edge work surface over, single drainer stainless steel sink unit with mixer swan neck taps, plumbing and space for washing machine, plumbing and space for dishwasher, space for fridge, space for fridge/freezer, complementary tiled surrounds in two-tone tiling, matching range of 2 double wall storage cupboards with cornice below, inset 4 ring "Creda" gas hob (NT) with air purifier over (NT), full height oven housing with stainless steel electric double oven (NT) and storage cupboards above and below, further single wall storage cupboard, textured ceiling, strip lighting, power points, tiled flooring, UPVC double glazed front aspect window, serving hatch and glazed display style cabinet above through to Lounge.

LOUNGE/DINER 18' x 14'6 (max. measurements) Feature focal point brick fireplace surround with tiled hearth and polished wooden mantle shelf, space for fire, power points, TV aerial connection, 2 double central heating radiators, central heating/hot water programmer (NT), central heating thermostat (NT), 3 ceiling light points, UPVC double glazed rear aspect window, large rear aspect window with 15-pane glazed door leading to:

SUN LOUNGE 9'8 x 7'10 Part brick but mainly UPVC double glazed construction with pitched polycarbonate sheet roofing, tiled flooring, power points, UPVC double glazed double opening french doors leading to outside, double central heating radiator.

From the Lounge, traditional style staircase leading to **First Floor** with half landing and half turn leading to:

LANDING UPVC double glazed side aspect window, coved and textured ceiling, smoke detector (NT), loft entrance to roof space, airing cupboard housing pre-lagged hot water cylinder with immersion heater (NT), shelving for linen, further built in storage cupboard, doors leading to:

BEDROOM 1 11'5 x 11'2 Rear aspect UPVC double glazed window, central heating radiator, power points, coved and textured ceiling, archway to:

DRESSING ROOM 11'3 x 6'5 (*Note: This room was Bedroom 3 and could be converted back as such*) UPVC double glazed rear aspect window, central heating radiator, power points, coved and textured ceiling.

BEDROOM 2 9'6 x 9'5 UPVC double glazed front aspect window, central heating radiator, power points, textured ceiling, 2 double and 1 single mirror fronted wardrobe storage cupboards with hanging rail and shelving, dado decor.

WET ROOM Comprising close coupled WC, large vanity wash hand basin with mixer taps and double cosmetics storage cupboards beneath, wet room area with TRITON electric shower unit and spray (NT), glazed shower screens, textured ceiling, strip lighting, frosted glass UPVC double glazed window to front aspect.

OUTSIDE FRONT GARDEN Open plan, mainly laid to gravel beds with well stocked flower and shrub borders. Crazy paved driveway providing **Off-Road Car Parking** which in turn leads to the **part-integral Garage**.

PART-INTEGRAL GARAGE Metal up and over door, power and light.

REAR GARDEN: Westerly facing, enclosed by timber panelled fencing and mature conifer hedging. Arranged in several different areas - paved meandering pathway leading to the rear of the garden, paved patio area, well stocked flower and shrub beds and borders, garden shed, greenhouse, further paved patio area to the rear.

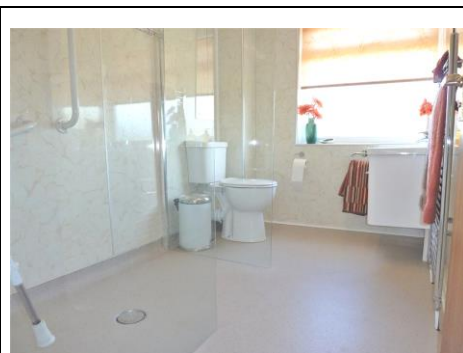
TENURE Freehold

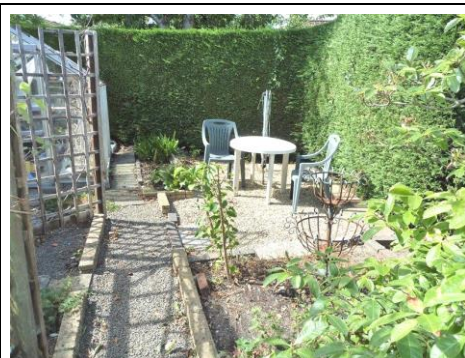
PROPERTY TAX BAND

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SERVICES Mains water, sewerage, gas, electric and telephone line are currently connected. These services, associated equipment and fitted appliances have not been tested by Blackstone and are subject to each authority's own regulations.

DIRECTIONS From the centre of Kinson proceed along the main Wimborne Road in a westerly direction up to the Bear Cross roundabout. Go straight over (2nd exit) into Magna Road then take the 3rd turning on the left into Shapland Avenue. Take the 1st on the right into Weldon Avenue then 1st right again into Runnymede Avenue. Then take the 2nd left into Knights Road and Tournay Road is the 1st on the right.

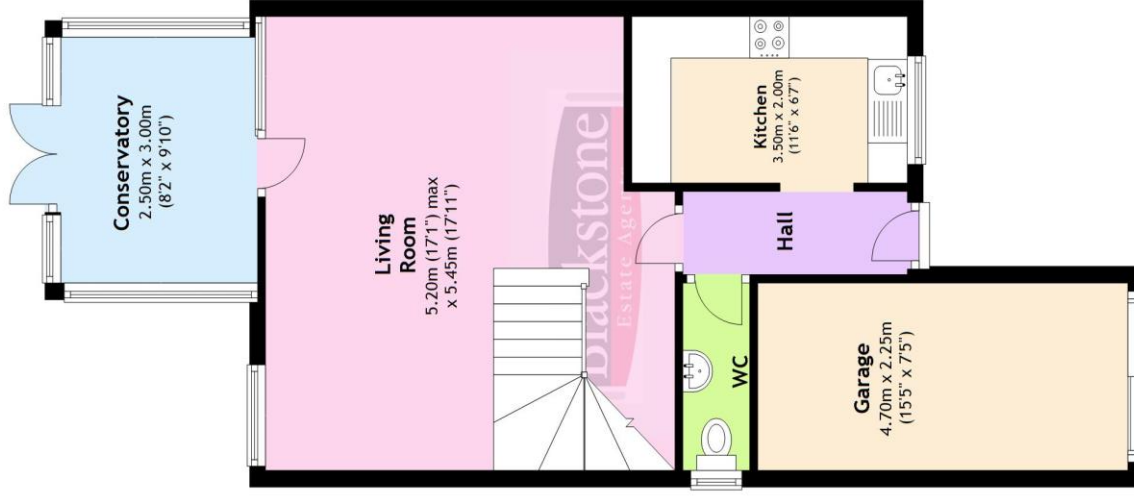






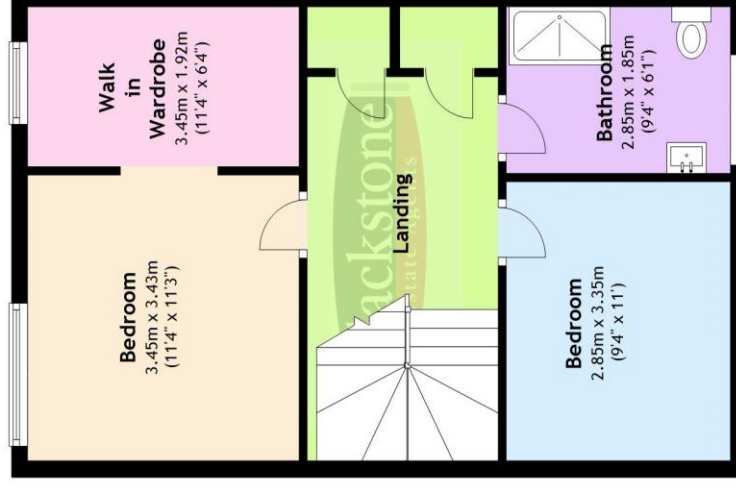
Ground Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



First Floor

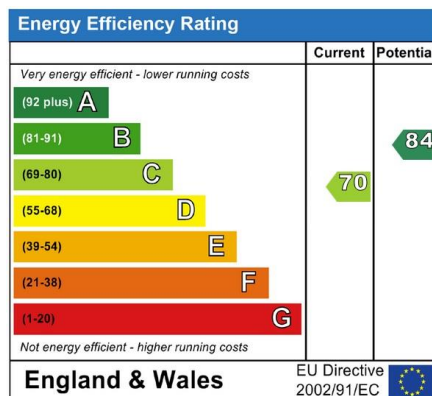
Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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Measured by Blackstone Estate Agents : GRH/PJM 09/08/2018

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call **Blackstone Estate Agents** on 01202 582222 without delay to arrange a convenient appointment time to view.

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