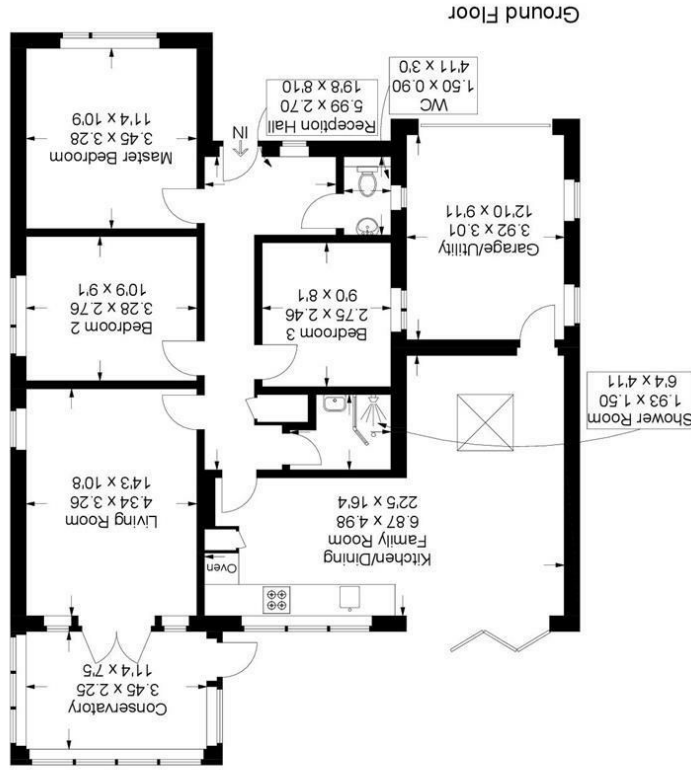


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Verwood Crescent, Bournemouth
Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

FLOOR PLAN



38, Verwood Crescent, Hengistbury Head
Bournemouth, BH6 4JE, £745,000

MAIN FEATURES

- Tastefully Modernised and Extended
- Bi-fold doors from Open Plan Living to Garden
- Gas Central Heating
- Double Glazed
- Good Size Lounge and Conservatory
- Sought After Location
- Low Maintenance and Well Kept Gardens
- Three Bedrooms
- Loft Conversion Suitable, subject to permissions.
- Immaculate Order Throughout

Area

One of Bournemouth's most popular and sought after areas. The coastline stretches east around Hengistbury Head, a claw-shaped peninsula and nature reserve with beach and clifftop walks, a popular visitors centre provides information and history about the area. Outstanding 5* award winning Sandy blue flag beaches continue past Bournemouth and on to Sandbanks. The well regarded St Katherines Primary School is close to hand and Solent Meads golf course is only a few hundred yards away and is the ideal place to learn, develop or play golf, for all ages and standards. Within an easy walk is Wick Village, a picturesque location with river walks and ferry, if needed, to Christchurch Quay and Christchurch Town Centre with an array of shops, cafes, and restaurants.

The area has excellent travel connections with main line train stations at Pokesdown and Christchurch which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations

Summary

A superb three bedroom bungalow, tastefully extended and modernised throughout to offer contemporary open plan living. Presented in immaculate condition throughout the property is well planned with feature kitchen, diner, family room with bi-fold doors to sunny patio and rear garden. Situated in a sought after area just a short walk from Hengistbury Head the property is idea for a couple or family looking for a quiet, friendly and relaxed location.



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Description

Accommodation comprises, front door through to Entrance Hall, with space for coats etc, Oak panelled doors, Amtico flooring which continues through into the Living Room, double aspect, view to side and double opening double glazed doors to Conservatory, tiled flooring, double glazed, views and door to rear garden. Kitchen/dining/day room, tiled floor throughout, Kitchen area having range of work surfaces with storage cupboards and drawers under, integrated fridge, and dishwasher, window over rear, Family Area with large lantern rooflight making a bright airy room, Dining Area with bi-fold doors to the rear patio and garden. The is also a door from the family room area to the Garage/utility area, housing washing machine, chest freezer and ample storage. Bedroom One, a good size double with window over front aspect, fitted shutters. Bedroom Two, double room, window to side. Bedroom Three, large single, fitted wardrobe, window to side with shutters. Bathroom, large shower cubicle with recessed shelf, glazed screen, Wash hand basin with vanity unit under, backlit mirror above, part tiled. Separate w.c, wash hand basin, part tiled.

Outside, The property offers an easy maintenance rear garden and enjoys a sunny aspect. Patio area which leads to a well kept and landscaped garden. Various inset bordering flower, shrubs and bushes. Fully enclosed with contemporary and traditional fencing. Side access with small garden, space for storage sheds, gate to the Front Garden, again easy maintenance frontage.

Tarmac driveway provides off road parking. The loft area is a good size and is perfect for conversion, like many others in the road, subject to the necessary permissions.

Tenure

Freehold

Council Tax E

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg /Lovett International Estate Agents Ltd.

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

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£745,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

