



50 Portesham Gardens

Muscliffe, Bournemouth, BH9 3QN

Price Guide £400,000



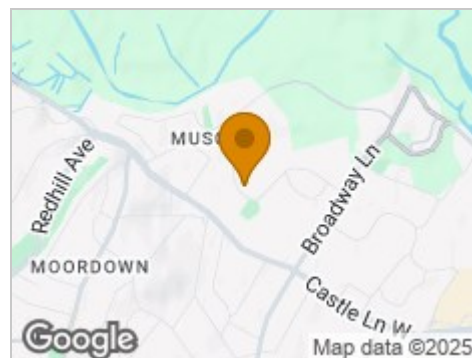
Road Map



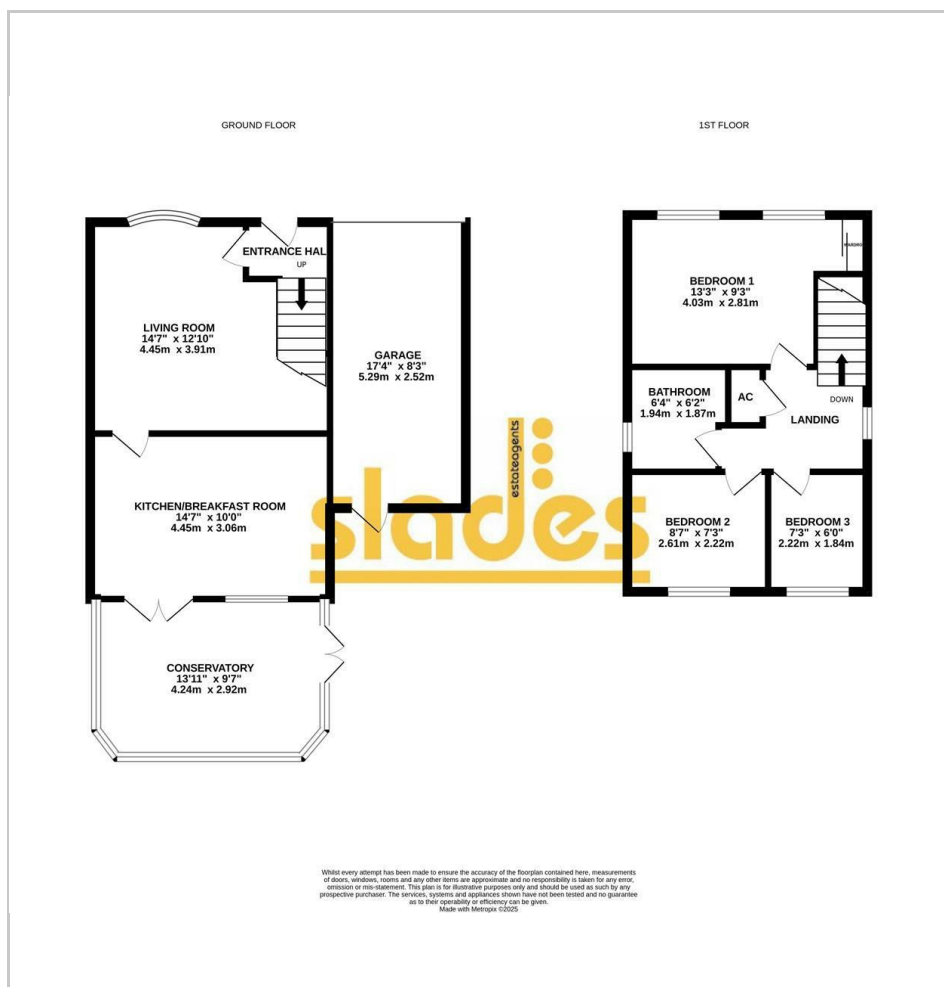
Hybrid Map



Terrain Map



Floor Plan



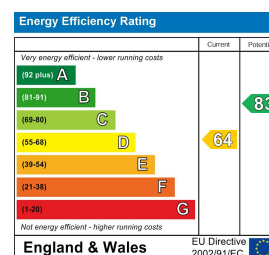
- Price Guide £400,000 - £425,000
- Modern style detached family home within cul-de-sac location
- Spacious Living Room
- Kitchen/Breakfast Room
- 14ft Conservatory
- 3 Bedrooms
- Family Bathroom
- Ample Off Road Parking & Garage
- Excellent School Catchments
- No Forward Chain

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



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301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** PRICE GUIDE £400,000 - £425,000 ** A 3 BEDROOM modern style detached family home with private SOUTHERLY FACING GARDEN within this sought after cul-de-sac location in Muscliffe. Offered with NO FORWARD CHAIN.**



The accommodation with approximate room sizes comprises of canopied uPVC double glazed front entrance door with leaded glazed panel leading to the

ENTRANCE HALL

with textured ceiling, pendant light and radiator. Further doors to

LIVING ROOM

14'7 x 12'10 (4.45m x 3.91m)

having a textured ceiling with central light fitting, radiator and uPVC double glazed 'Oriel' style bay window to the front elevation. Useful understairs recess and door to

KITCHEN / DINER

14'7 x 10 (4.45m x 3.05m)

coved ceiling with inset LED spotlights, radiator and uPVC double glazed window looking into the conservatory. Fully glazed uPVC casement doors also providing access to the conservatory. Extensive range of matching wall and base level cabinets with square edge working surfaces and built in stainless steel single drainer sink with monoblock tap over. Space for freestanding cooker range with Neff extractor hood over, integrated full height fridge and freezer, larder style cabinet, space and plumbing for slimline dishwasher and ceramic tiled floor. Further space for washing machine.

CONSERVATORY

13'11 x 9'7 (4.24m x 2.92m)

being of a generous size with glazed Victorian style roof and surround uPVC double glazed windows with casement doors to side. Ceramic tiled floor.

From the entrance hall a staircase leads to the bright and spacious FIRST FLOOR LANDING having a textured ceiling with pendant light and access to loft space. uPVC double glazed window to the side elevation. AIRING CUPBOARD housing the factory lagged hot water cylinder with immersion heater and doors to

MASTER BEDROOM

13'3 x 9'3 (4.04m x 2.82m)

with textured ceiling and central pendant light, radiator and two uPVC double glazed windows to the front elevation. Useful recess with built in sliding mirrored door wardrobe providing both hanging and shelving space.

BEDROOM TWO

8'7 x 7'3 (2.62m x 2.21m)

having a textured ceiling and central light fitting, radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE

7'3 x 6' (2.21m x 1.83m)

having a coved and textured ceiling with central light fitting, uPVC double glazed window to the rear elevation. Radiator.

BATHROOM

6'4 x 6'2 (1.93m x 1.88m)

being of a generous size with coved and textured ceiling and modern light fitting. Fully tiled walls with feature dado style tile. uPVC double glazed window to the side elevation and a modern white suite comprising of a close coupled WC with dual central flush, pedestal wash hand basin with chrome

monoblock tap and panel enclosed bath with chrome mixer taps and wall mounted thermostatically controlled shower valve. Radiator.

OUTSIDE

The property is situated at the head of the cul de sac with AMPLE OFF ROAD PARKING on the forecourt and access to the attached GARAGE measuring approx 17'4 x 8'3 with an up and over door, power and lighting is also provided.

'To the rear of the property there is a good sized southerly facing garden being part-walled and part-fenced providing a good measure of privacy. It is predominantly laid to lawn with some inset shrubs and flowers.'

