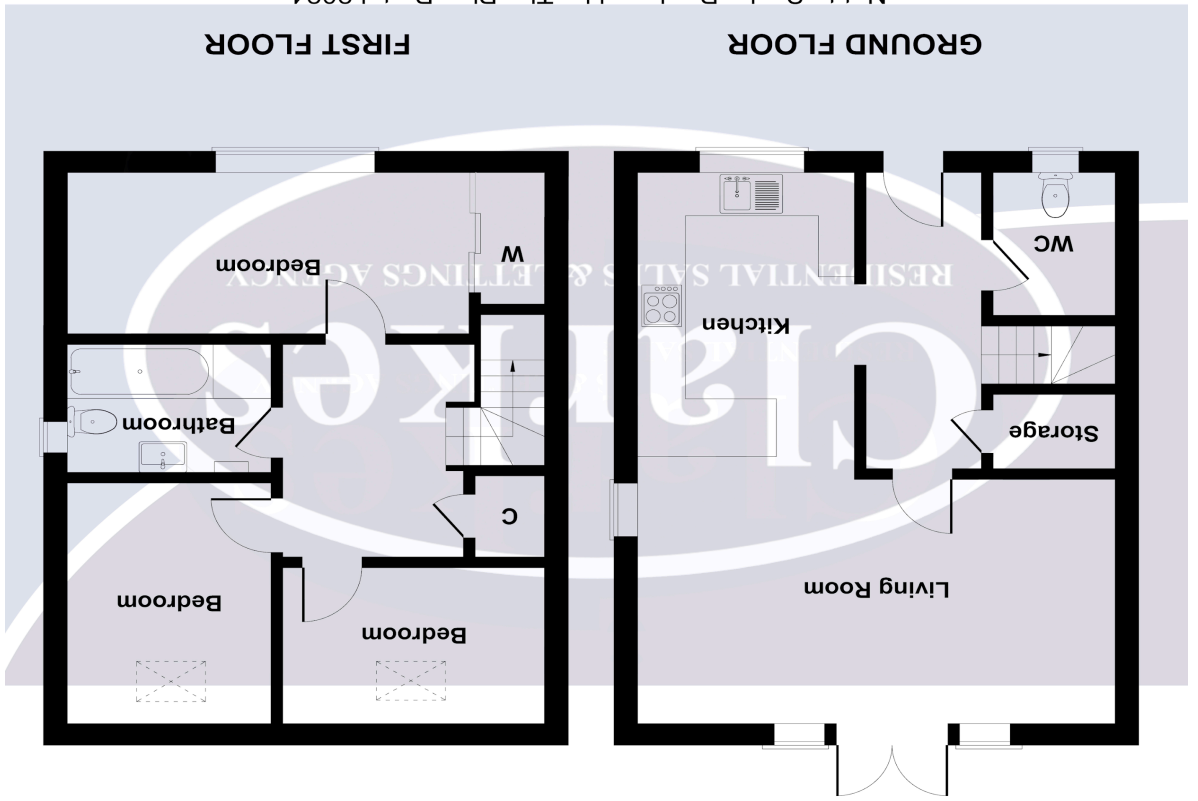


Not to Scale. Produced by The Plan Portal 2024
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Kings Close Bournemouth

Energy Efficiency Rating	
Current	Potential
84	96
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Kings Close, Bournemouth, Dorset



Constructed in 2019, this property is situated within a meticulously landscaped development on a private road, boasting allocated parking as well as visitor spaces.

New England country home style cladding to exterior, upvc double glazed front door. Pathway to front door, shrubs and grass area either side of footpath.

Entrance Hall - Laminated hallway with doors leading to all rooms. Radiator. Stairs up to first floor landing. Understairs storage cupboard .

Downstairs WC/Cloakroom - Modern white bathroom suite comprising sink/wash basin and concealed WC . Ceramic floor tiles, radiator, upvc frosted window to front.

The ground floor of this home seamlessly blends functionality with modern aesthetics. The spacious lounge/dining area seamlessly connects to the rear garden through patio doors and offers ample room for versatile living and dining arrangements.

The contemporary kitchen is appointed with sleek base and wall-mounted units, complemented by integrated appliances. Completing this level is a convenient WC furnished with a wash hand basin.

Ascending to the first floor reveals three bedrooms, two of which are generously proportioned doubles, each offering ample space for furnishings. Bedroom one boasts the added luxury of an en-suite shower room while bedrooms two and three share access to the family bathroom, complete with a three-piece suite family bathroom.

Additional features include gas central heating, a private garden and double glazed windows.

Location Benefits

Ensbury Park offers a peaceful and welcoming community atmosphere. This residential area is popular with families and home to some great schools including the highly successful Glenmoor Academy.

AGENT NOTES:

Service charge for maintenance of communal grounds and parking
£53.50 per month

Council Tax Band C

Asking Price £350,000



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