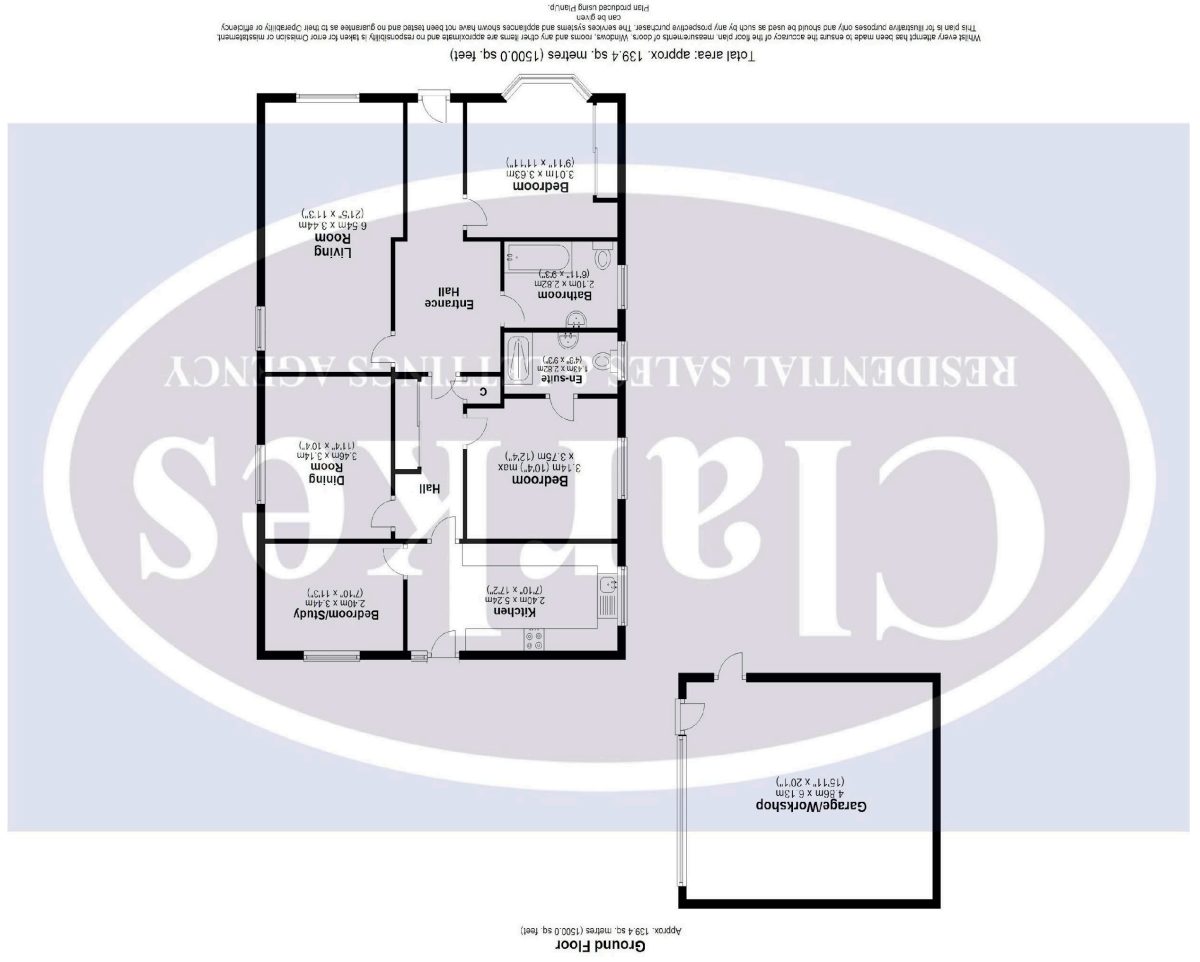


Energy Efficiency Rating	
Potential	Current
82	64
Very energy efficient - lower running costs <b>A</b> (92-100) <b>B</b> (81-91) <b>C</b> (69-80) <b>D</b> (55-68) <b>E</b> (39-54) <b>F</b> (21-38) <b>G</b> (1-20) Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



# Montrose Drive, Bournemouth, Dorset



The Accommodation - Outside Front - Low level brick wall surrounding property, front paved path leading to front UPVC front door. Paved area to front with gravel and selection of plants, shrubs and flowers. Outside light.

Hallway - As you enter the property, there is solid oak wood flooring throughout and a large spacious entrance hallway with storage, doors leading off to all rooms. Fitted storage units, glass paneled door to extended hallway leading to Master Bedroom, Bedroom Two and Kitchen.

Bedroom One - UPVC double glazed window to front aspect. Double fitted mirrored wardrobes. Carpeted.

Bathroom - White tiled flooring. Fully tiled walls. UPVC frosted window to side aspect. Modern white bathroom suite comprising paneled bath with power shower over, low level WC with concealed cistern and white vanity unit surrounding. Concealed sink with vanity unit and mirror. Heated chrome towel rail. Extractor fan. Spotlight ceiling fitting.

Living Room - Solid oak wood flooring. UPVC double glazed window to front aspect. UPVC double glazed window to side.

Dining Room - Solid wood flooring. UPVC double glazed window to side aspect.

Extended Hallway - Glass paneled door to extended hallway with fitted mirrored wardrobes, loft access with ladder, Hot water tank in loft, Glow worm boiler.

Doors leading to-

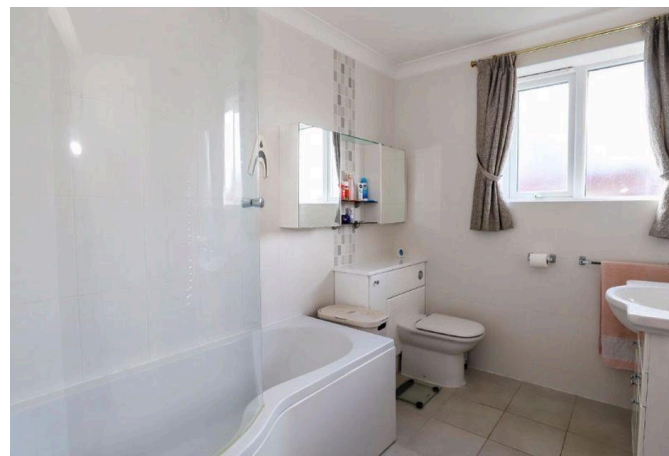
Master Bedroom - UPVC double glazed window to side aspect. Maple wood fitted cupboards and wardrobes surrounding bed. Carpeted. Door to En-Suite shower room.

En-Suite - Frosted UPVC window to side aspect. Low level WC with concealed cistern with white vanity unit surrounding. Wash hand basin with surrounding white vanity unit and mirror. Power shower with glass shower screen. Chrome heated towel rail.

Bedroom Two - UPVC double glazed window to rear aspect. Carpeted. Fitted solid wood oak units/drawers/office desk.

Kitchen - A range of white gloss eye and base level units with granite worktops over. Tiled flooring. UPVC Double glazed door to side aspect leading out to side garden/driveway. Integrated fridge/freezer. Space and plumbing for washer/dryer which will be staying with the Kitchen. (Indesit tumble dryer and Beko washing machine) Gionien electric hob, extractor hood over, tiled splashbacks. Stainless steel sink and drainer unit with UPVC double glazed window over, looking out to rear aspect. Slimline integrated Bosch dishwasher. Integrated Hotpoint oven/grill and microwave. UPVC double glazed window to rear.

Outside Rear - Large driveway with space and parking for 2 vehicles. Gated access to rear garden which is mainly laid to patio and surrounded by shrub and flower borders with a small grass turf area for low maintenance. To the rear of the garden is a large purpose built workshop with outhouse which benefits from having full functioning electric sockets, lighting and plenty of shelving and space. UPVC frosted door and windows. Workshop attached - timber wood frame built. The garden leads round to the front with another side gate leading to the front of the property which has a delightful flower garden, and to the side of the property there is a vegetable garden with greenhouse.



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Council Tax Band D

**Guide Price £400,000**

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.