Priory View Place, Bournemouth, BH9 3JL

Offers In Excess Of £375,000 Freehold

SPACIOUS DETACHED BUNGALOW | THREE BEDROOMS | LARGE DUAL ASPECT LIVING/DINING ROOM | KITCHEN | BATHROOM | BUILT-IN WARDROBES | GATED SIDE DRIVEWAY |DETACHED GARAGE | FRONTAGE WITH EXCELLENT ADDITIONAL PARKING | GOOD SIZED REAR GARDEN

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * POTENTIAL TO HOUSE A CARAVAN * LOCATED CLOSE TO BUS ROUTES

The front entrance door opens into a good sized hallway with doors to all principal rooms.

The living/dining room is larger than average in size with two side aspect windows further complemented by a rear aspect window and sliding patio doors leading out to the rear garden.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with single drainer sink unit and tiled surrounds. Space for cooker, upright fridge/freezer and washing machine. Wall-mounted gas boiler serving the heating and domestic hot water. Rear aspect window and door to side driveway.

There are three bedrooms all with front aspect bay windows and having fitted bedroom furniture.

The bathroom is fully tiled to all walls and to the floor with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower. Front aspect window.

There is a front garden and parking for several cars and gated side access with a driveway leading to a detached garage and a good sized rear garden.
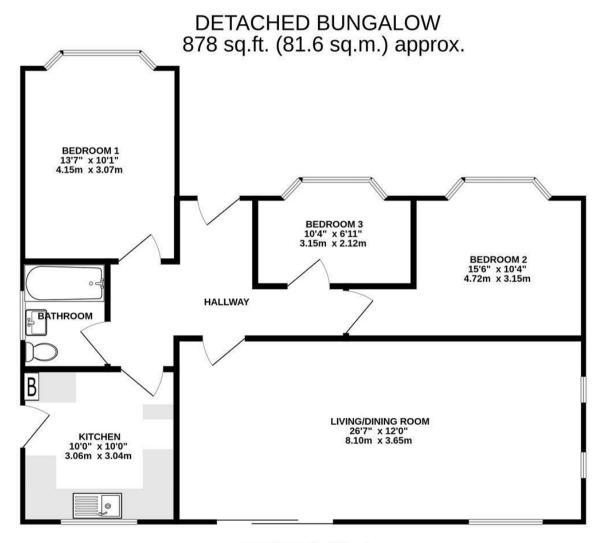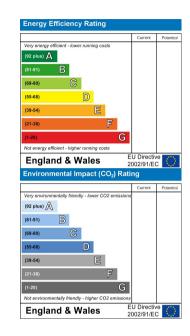
Council tax band C

DETACHED BUNGALOW
878 sq.ft. (81.6 sq.m.) approx.

BEDROOM 1
13'7" x 10'1"
4.15m x 3.07m

BEDROOM 3
10'4" x 6'11"
3.15m x 2.12m

BEDROOM 2
15'6" x 10'4"
4.72m x 3.15m

HALLWAY

BATHROOM

B

KITCHEN
10'0" x 10'0"
3.06m x 3.04m

LIVING/DINING ROOM
26'7" x 12'0"
8.10m x 3.65m

TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

			Current	Potential
Very energy efficient - lower running costs				
(92 plus)	A			
(81-91)	B			
(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

Environmental Impact (CO$_2$) Rating

			Current	Potential
Very environmentally friendly - lower CO2 emissions				
(92 plus)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO2 emissions				

England & Wales — EU Directive 2002/91/EC