



Chapel Gardens

Bournemouth, BH8 9BS

Guide Price £345,000 -
£355,000

- No Forward Chain
- Stunning Three Bedroom House
- Stour Nature Reserve/Castlepoint Shopping Centre
- Luxury Kitchen inc Integrated Appliances
- Ground Floor WC
- High Specification Family Bathroom
- 30ft x 14ft Living Room/Kitchen
- Allocated Parking



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Feature stunning modern semi-detached house within a private cul-de-sac setting, located in the sought after Charminster/Castle Lane area. The immediate area is well supported for families and couple etc, with a choice of good primary and secondary schools including Grammar. Recreational/Stour nature reserves, Castlepoint shopping centre and road travel links to further afield.

This property is well proportioned and finished to a high specifications throughout. The accommodation comprising of entrance hall, ground floor WC with modern contemporary suite and 'port hole' window. A generous size

30ft max x 14ft living room with triple aspect double glazed windows and double glazed French doors accessing directly onto south easterly aspect private garden. The kitchen is finished with 'stone work' surfaces and integrated appliances including washing machine, dishwasher and fridge/freezer. On the first floor there are three good size bedrooms and family bathroom. Externally, there is allocated parking and private south easterly aspect landscaped rear garden.

COVERED VESTIBULE

Composite panelled front door.

ENTRANCE HALL

11' 4" x 3' 5" (3.45m x 1.04m)

Wood effect flooring. Radiator. Recessed ceiling downlighters.

GROUND FLOOR WC

6' 3" x 2' 10" (1.91m x 0.86m)

Feature circular 'port hole' window to front. Low level WC. Radiator. Wall mounted wash hand basin. Recessed ceiling downlighters. Extractor fan.

OPEN PLANNED LIVING ROOM

30' 0 max" x 14' 6 overall room size" (9.14m x 4.42m)

A light, bright and airy living room, triple aspect including double glazed French doors to rear with full length side panels. Direct access and view of the easy maintenance landscaped garden to rear. Two radiators. TV media area. Recessed ceiling downlighters.

KITCHEN AREA

Double glazed window to front, with view over the cul-de-sac. Kitchen cabinets finished in soft cream, under cabinet

lighting. Fitted range of base units incorporating drawers, 'stone' effect work top surfaces with complementing upstands. Integrated four ring gas hob, single combination oven, concealed cooker filter hood over. Integrated fridge/freezer, washing machine and dishwasher. Recessed ceiling downlighters. Cabinet concealing combination boiler.

STAIRS TO FIRST FLOOR LANDING

Access to loft. Walk in deep closet/storage.

BEDROOM ONE

16' 4" x 8' 0" (4.98m x 2.44m)

Double glazed window to front, view over cul-de-sac. Radiator.

BEDROOM TWO

13' 4 plus recess for double bedroom" x 8' 0" (4.06m x 2.44m)

Double glazed window to rear with view over south easterly aspect landscaped garden. Radiator.

BEDROOM THREE

9' 3" x 6' 1" (2.82m x 1.85 m)

Double glazed window to rear with view over private rear garden. Radiator.

BATHROOM

6' 3" x 2' 10" (1.91m x 0.86m)

Obscure double glazed window to front. Tiled walls to principal area with inset mosaic tiled border. Bath with side panel and shower screen to side. 'Thermo bar' bath filler tap and shower attachment. Vanity unit with inset wash hand basin and low level WC. Heated towel rail. Extractor fan.

Recessed ceiling downlighters

OUTSIDE

Wide communal tarmac private driveway, leading into the cul-de-sac with direct allocated parking, landscaped borders and lighting.

OFF ROAD PARKING

Allocated off road parking.

REAR GARDEN

South easterly aspect fence enclosed private rear garden. The garden is easy maintenance with raised flower bed borders.

AGENT'S NOTE

Driveway and communal maintenance is approximately £175 per annum:





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

[English](#) | [Català](#)

Energy performance certificate (EPC)

<small>E-Label</small> <small>Energy rating</small> B	<small>Valid until</small> 28 January 2028 <small>Certificate reference</small> 2020-0004-7125-4510-0004
<small>Property type</small> Semi-detached house	<small>Total floor area</small> 61 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements