



Charlton Close

Bournemouth, Bournemouth Christchurch Poole,
BH9 3PS BH9 3PS

Guide Price £250,000 -
£260,000

- Best Design Two Double Bedroom House
- Popular Muscliff Location
- 19ft x 12 Spacious Lounge
- Modern Fitted Kitchen
- New Boiler
- Private Patio and Lawned Garden
- Good Schools for All Ages
- Parking/Garage Space



HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this modern home in a cul-de-sac setting in the sought after Muscliff Park location.

Built approximately 45 years ago, Muscliff is a popular destination for first time buyers, couples and young families. In the immediate location you will find the Stour nature reserve, recreational parks, shopping at Castlepoint, good schooling for all age groups and well connected road travel network. A really lovely example of the best designed two double bedroom homes with large lounge and good sized kitchen. The two double bedrooms are generous size

coupled with a well appointed family bathroom on the first floor. The seller has recently installed a new gas fired central heating boiler.

ENTRANCE PORCH

Ideal for shoes and coats etc. Door to lounge.

LOUNGE

18' 10" x 12' 6" (5.74m x 3.81m)

A well proportioned spacious living space with double glazed window to front overlooking the 'green', feature 'plantation style shutters'. Two radiators. TV media point. Modern fireplace. A bright and airy room.

KITCHEN

12' 6" x 8' 1" (3.81m x 2.46m)

Double glazed window to rear with view over the easterly

aspect private patio and lawned garden. Double glazed door accessing directly onto rear garden. Single bowl stainless steel sink unit and drainer, mixer taps over. High gloss white fitted eye level cabinets, complementing fitted base units incorporating drawers. Part tiled walls. Marble effect contrasting work top surfaces. Four ring gas hob, cooker filter hood over, single electric combination oven. Space and plumbing washing machine, space and plumbing for dishwasher, undercounter fridge. Space for 'Bistro' table and chair. Wall mounted combination boiler serving hot water and central heating.

STAIRS TO FIRST FLOOR LANDING

Stairs to first floor landing accessed from living room. Access to loft space which is part boarded up for storage.

BEDROOM ONE

12' 4" x 10' 6" (3.76m x 3.2m)

Double glazed window to front with view over 'the green', feature 'plantation style shutters'. Radiator. Built in wardrobe furniture.

BEDROOM TWO

12' 5" x 8' 2" (3.78m x 2.49m)

Double glazed window to rear overlooking the easterly aspect private, lawned and fence enclosed patio garden. Large recessed closet.

BATHROOM

8' 6 max" x 4' 9" (2.59m x 1.45m)

Modern three piece white suite bathroom comprising bath with electric shower, bath taps, shower curtain, pedestal wash hand basin and low level WC. Tiled walls to principal

area. Radiator. Extractor fan.

OUTSIDE FRONT

Neat, landscaped and easy maintenance open planned garden with pathway to entrance porch.

PRIVATE REAR GARDEN

South east facing aspect garden which is private, 6ft panelled fence enclosure and gate to rear. The rear gate access the parking bay/garage space for 39 Charlton Close. Within several hundred meters you are met with the nature reserve

OFF ROAD PARKING

Allocated parking/garage space in the parking bay to rear.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

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Energy performance certificate (EPC)

19 Charter Close BOURNEMOUTH BH9 3PS	Energy rating C	Valid until 26 August 2025
	Certificate number	8735-2528-9500-0483-4222

Property type	Mid-terrace house
Total floor area	66 square metres

OFFICE

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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