



Estate Agents



Auctioneers

# **Sovereign Close, Littledown, Bournemouth, BH7 7RP**

## **Guide Price £475,000 – Freehold**

**Very Well Presented Two Bedroom Detached Bungalow**  
**Entrance Hall | Lounge | Conservatory | Kitchen/Diner | Two Double Bedrooms**  
**En-Suite WC to Master Bedroom | Bathroom | Garage | Gardens**

A very well presented two-bedroom detached bungalow positioned on a corner plot and with potential to extend (STPP) situated in the sought-after residential location of Littledown, offering easy access into Bournemouth town centre via the A338; Southbourne Grove with its abundance of shops, bars and coffee shops is also nearby with the safe sandy beaches just beyond. The major employers of JP Morgan and Bournemouth Hospital are within walking distance.

Upon entering the property, you are greeted with a hallway which has doors to all rooms and an airing cupboard. The well-proportioned living room offers a good amount of space and links to the conservatory - both of these rooms are bright and airy. The spacious 22' kitchen/diner is fitted with a modern range of units having integrated white goods including dishwasher, washing machine, fridge/freezer, oven, hob and microwave; patio doors lead out to the rear garden.

Both bedrooms have the benefit of built-in wardrobes and are both doubles. The master bedroom benefits from an en-suite toilet and basin and overlooks the front of the bungalow. Bedroom two overlooks the rear garden and is ideal as a guest room. The modern fitted bathroom suite has fully tiled walls and has a window to the front of the property.

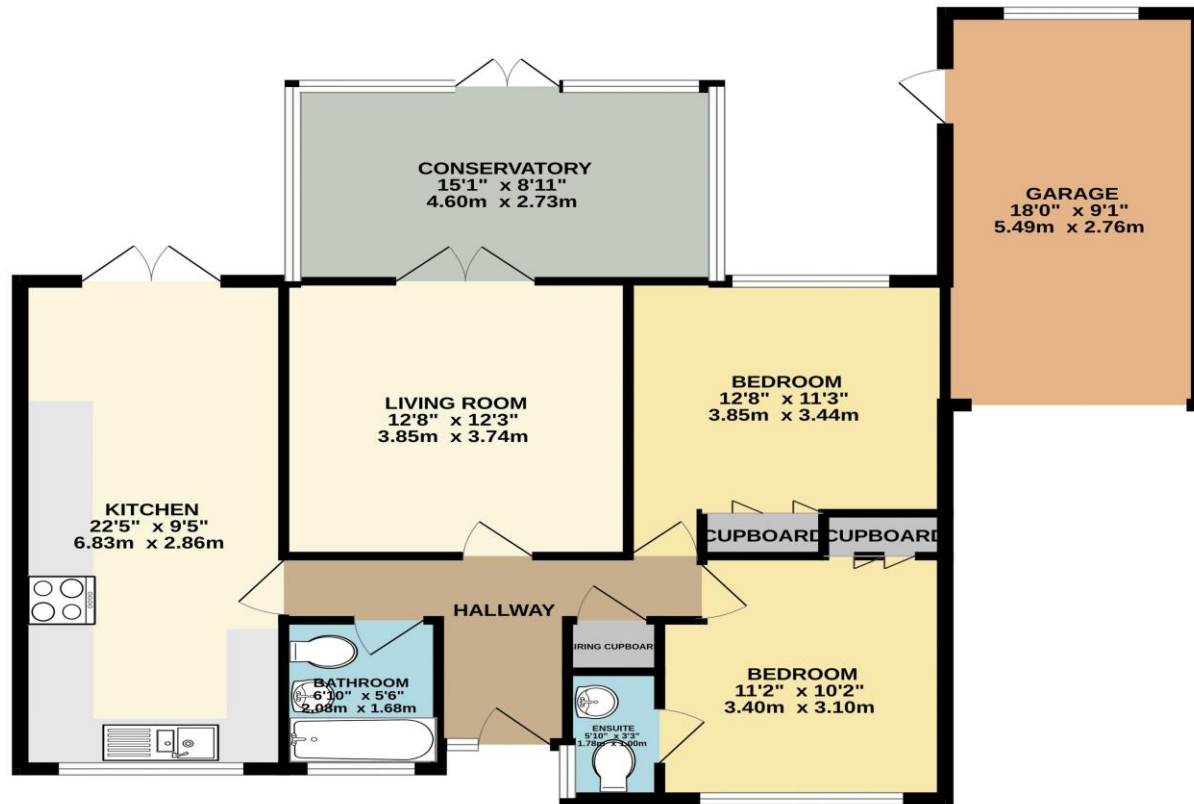
The rear garden is private, enclosed with fencing and offers a good level of privacy, there is a lawn area, a pond and mature shrubs; there is also side access to the front of the bungalow which is secured by a maintenance-free reformed plastic lockable gate. The GARAGE has power, an up-and-over door and a door to the rear, this would make an ideal home/office or gym but could also be used as a workshop. A driveway provides multiple off-road parking.

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: 68 | D





GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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