

112 High Howe Lane
Bearwood BH11 9QZ

Price **£325,000** Freehold



A MODERN AND VERY WELL PRESENTED
THREE BEDROOM SEMI DETACHED
CHALET STYLE PROPERTY WITH
DRIVEWAY PARKING.



Total area: approx. 78.9 sq. metres (848.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** KITCHEN/LOUNGE/DINING ROOM 19'1" X 14'7" (5.82m x 4.48m)**

*** DOWNSTAIRS BEDROOM ONE 14'9" INTO BAY X 14'7" (4.54m x 4.48m)**

*** DOWNSTAIRS BATHROOM 7'5" X 5'6" (2.28m x 1.70m)**

*** STAIRS TO FIRST FLOOR LANDING**

*** BEDROOM TWO 15'2" MAXIMUM X 9'5" (SLOPED CEILING)
(4.63m x 2.89m)**

*** BEDROOM THREE 9'8" X 9'4" MAXIMUM (SLOPED CEILING)
(2.98m x 2.86m)**

*** GAS FIRED CENTRAL HEATING**

*** DOUBLE GLAZED**

*** OFF ROAD PARKING**

*** ATTRACTIVE REAR GARDEN**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway with built in cupboard and further downstairs storage cupboard. The kitchen/lounge/dining room has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated oven and four ring burner gas hob, extractor fan above, integrated fridge/freezer, space and plumbing for washing machine, part tiled walls, dual aspect windows to rear and side and double opening doors to the rear garden.

Downstairs bedroom one has bay window to front aspect. The family bathroom has a panel enclosed bath with twin taps, fitted shower and shower screen, low level flush WC, wash basin with mixer tap, wall mounted heated towel rail, mirrored medicine cabinet, part tiled walls and extractor fan.

Stairs lead from the entrance hallway to the first floor landing. Bedrooms two and three both have 'Velux' windows and undereaves storage.

Outside, the rear garden is south facing being laid to lawn with paved patio areas. There are shrub and herbaceous borders. Timber shed. A gate provides access to the side of the property. The front of the property is laid to block paving for off road parking.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive and continue straight on to Magna Road then turn right just after the sign for Bournemouth, which takes you onto Shapland Ave. High Howe Lane is the third turning on the left.

COUNCIL TAX: Band C. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2146