



25 Boundary Road

Ensbury Park, Bournemouth, BH10 4HH

Offers In The Region Of £370,000



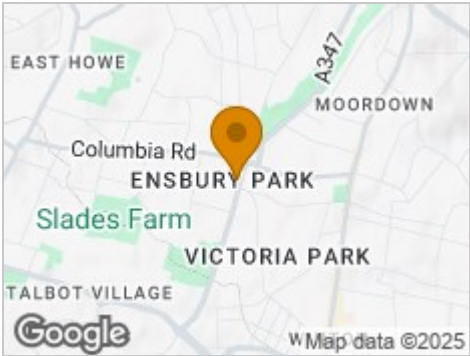
Road Map



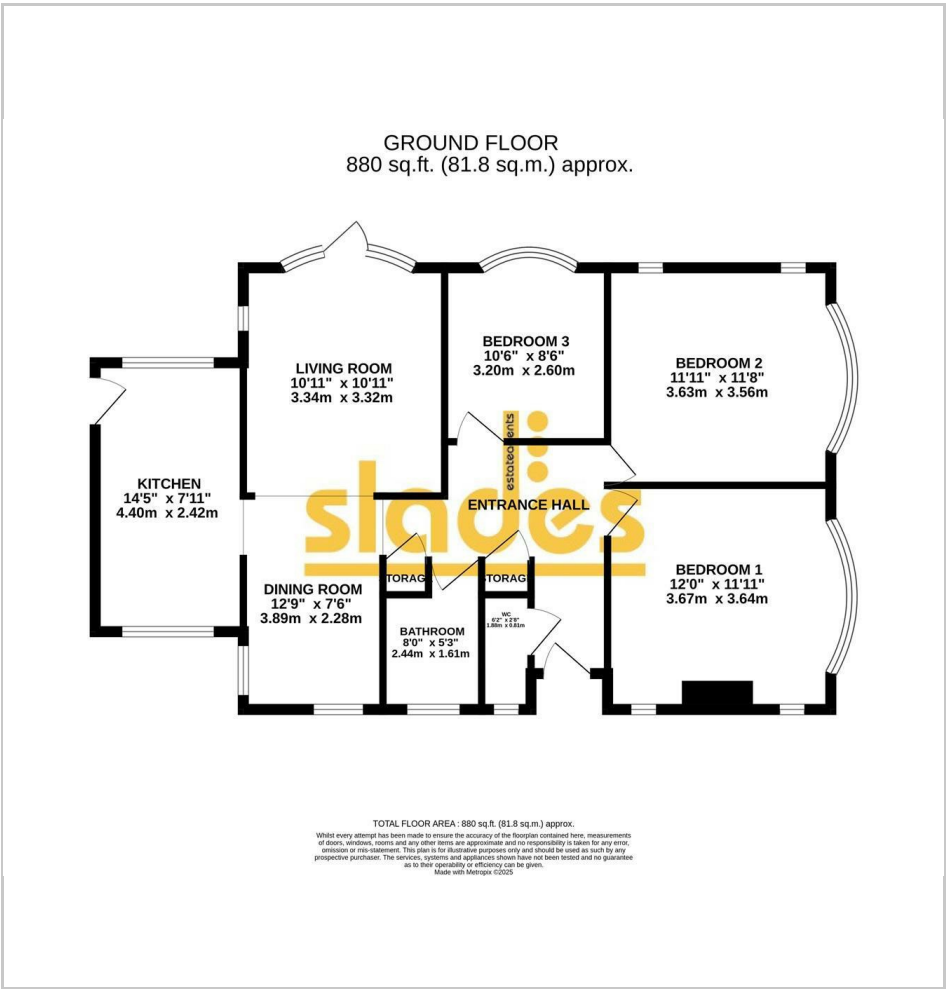
Hybrid Map



Terrain Map



Floor Plan



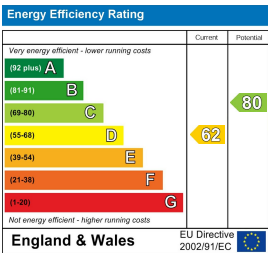
- DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM FAMILY SIZE BUNGALOW
- SPACIOUS ENTRANCE HALL
- LIVING ROOM LEADING ONTO PRIVATE GARDEN
- DINING ROOM
- MODERN, EXTENSIVELY FITTED KITCHEN
- BATHROOM & SEPARATE WC
- GOOD SIZED GARDEN
- OFF ROAD PARKING
- EXCELLENT SCHOOL CATCHMENTS
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

A deceptively 3 Bedroom detached bungalow on a delightful corner plot situated close to Redhill Park and within excellent school catchments.



The accommodation with approximate room sizes comprises of an arched and recessed SIDE ENTRANCE PORCH with stained and leaded glazed uPVC door leading to the

RECEPTION HALL

with coved ceiling, modern light fittings, access to loft space, radiator with thermostatic valve and two useful STORAGE CUPBOARDS. One being a linen/ airing cupboard and the other a cloaks cupboard with electricity consumer unit. Doors to

LOUNGE / DINING ROOM

LOUNGE AREA with coved ceiling and central light fitting, wooden fireplace surround with polished stone backplate and hearth and electric fire. uPVC double glazed bay window to the side garden and further window to the side. DINING AREA with double glazed windows to the rear and side elevations, radiator within decorative housing and archway through to

KITCHEN

coved ceiling, dual aspect uPVC double glazed windows to either side of the property, further half glazed uPVC trades door to the rear. Extensive range of modern 'Shaker' style wall and base level kitchen cabinets with rolled edge wood effect working surfaces with tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four burner gas hob with chimney style stainless steel extractor hood over and fitted under counter oven. Space and plumbing for washing machine, tumble dryer and freestanding full height American style fridge freezer.

BEDROOM ONE

with coved ceiling and light fitting, rounded uPVC double glazed bay window to the front elevation and two further frosted glazed uPVC windows to the side. Radiator with thermostatic valve.

BEDROOM TWO

with coved ceiling and light fitting, rounded uPVC double glazed bay window to the front elevation and two further frosted glazed uPVC windows to the side. Radiator with thermostatic valve.

BEDROOM THREE

coved ceiling with light fitting, rounded uPVC double glazed bay window to the side elevation overlooking the main garden area. Radiator with thermostatic valve.

BATHROOM

with ceiling light, frosted glazed uPVC window to the side elevation and three quarter tiled walls. Ceramic tiled floor. Modern suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted 'Mira' thermostatically controlled shower valve with shower curtain over. Pedestal wash hand basin with monoblock tap.

SEPARATE WC

with ceiling light, frosted glazed uPVC double glazed window to the side elevation, part tiled walls and close couple WC with dual central flush. Part tiled walls and ceramic tiled floor.

OUTSIDE

The property is approached from Boundary Road through a wrought iron pedestrian gate. The front

garden is predominately lawned with established flower and shrub borders and the pathway leads alongside the property to the side door and a gate into rear garden.

From the lounge area you can access the side / rear garden with a hard standing patio area and a good sized lawned area which is fully enclosed by a mixture of panel fencing and walling. Mature shrubs and hedges provide a good measure of privacy on all directions. To the rear of the property and accessible from the side road there is OFF ROAD PARKING and a further gate to the REAR YARD AREA with a brick built STORAGE SHED.



