

FREEHOLD



House

# 11 ELISE CLOSE, BOURNEMOUTH, BH7 7HQ

Asking Price

£354,950

## FEATURES

- VACANT
- AMPLE OFF ROAD PARKING
- MODERN BATHROOM
- SOUGHT AFTER AREA
- TWO DOUBLE BEDROOMS
- GARAGE
- KITCHEN/DINER



# 2 Bedroom House located in Bournemouth

## ENTRANCE PORCH

Glazed hardwood door leading into the porch area, radiator, textured ceiling, smooth walls, Upvc window to the side aspect, door into the lounge area.

## LOUNGE

16'4" x 12'5"

A delightful light and airy room with a large UPVC bay window to the front aspect, textured ceiling, smooth walls, feature fireplace, under-stair storage, stairs leading to first floor, door into the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

12'5" x 8'10"

A very well appointed kitchen/breakfast room with a large selection of wall and floor mounted units in a light wood finish, stone effect worktops, stainless steel sink, boiler, tiled splashback, tiled flooring, radiator, spaces for a selection of white goods, UPVC window and door to rear aspect.

## LANDING

Loft hatch, textured ceiling, doors leading to all primary rooms.

## BEDROOM 1

12'5" x 9'6"

A wonderful size master bedroom offering ample space for bedroom furniture, radiator, textured ceiling, smooth walls, UPVC window to rear aspect.

## BEDROOM 2

12'5" x 8'2"

A further generous bedroom with a UPVC window to the front aspect, radiator, carpet flooring, textured ceiling.

## BATHROOM

9'2" x 4'7"

A modern bathroom with part-tiled walls, tile effect flooring, low level WC., hand basin, bath with shower attachment, UPVC window to side aspect, large over stair storage housing the hot water tank.

## OUTSIDE SPACE

The front offers parking for 3-4 cars. Large front garden, drive leading to garage, manual up and over door and side gate into the rear garden, The rear garden has two patio seating areas. is lawned and has a selection on mature shrubs.

## AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically . A non-refundable fee of £35 + VAT per person will apply for these checks.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on

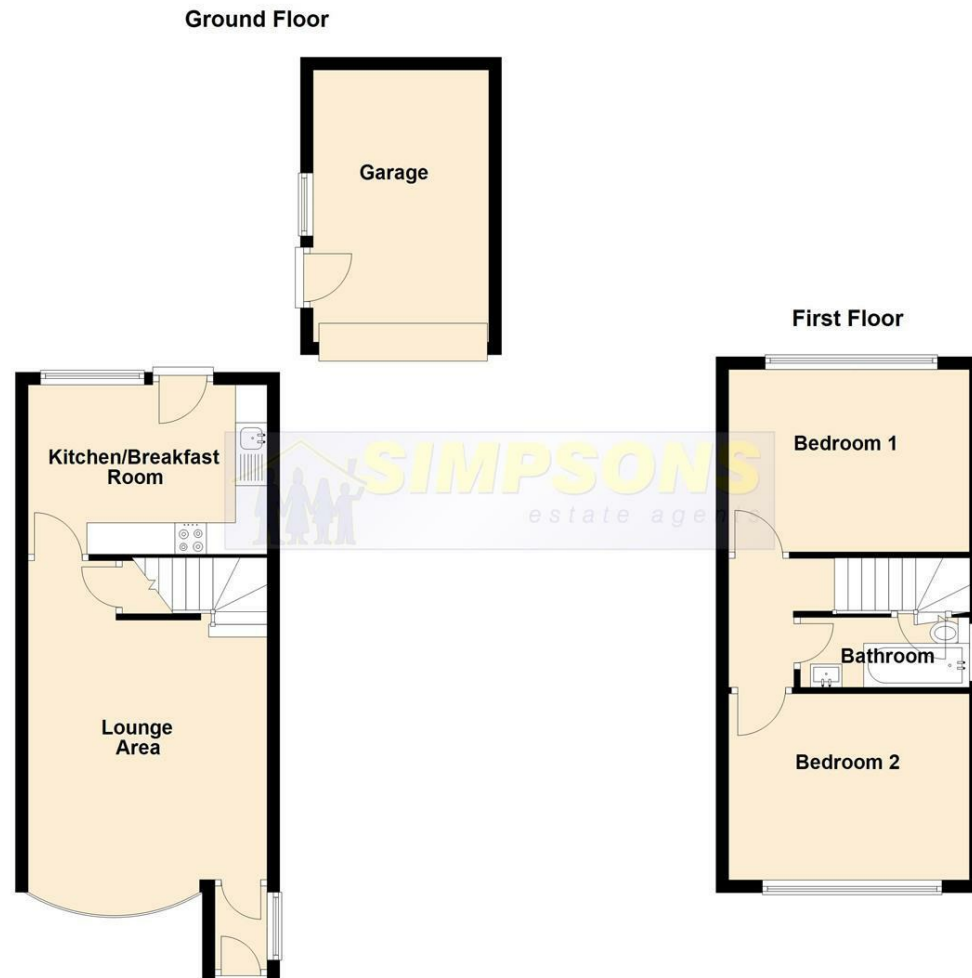
01202 532556

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Council Tax Band

C



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

