



House - End Terrace

# 32 HOLBURY CLOSE, BOURNEMOUTH, BH8 0HG

Asking Price

**£259,950**

## FEATURES

- VACANT
- WELL PRESENTED
- POPULAR LOCATION
- IDEAL FIRST TIME PURCHASE
- NO ONWARD CHAIN
- NEW BEDROOM CARPETS
- MODERN KITCHEN & BATHROOM
- GARAGE



**SIMPSONS**  
estate agents

# 2 Bedroom House - End Terrace located in Bournemouth

## ENTRANCE

The approach to the property is via a path leading to the front door. The door is UPVC with glazed inlay. Entering the property you are welcomed into the hallway with textured ceiling, wood effect floor, large understair storage, doors leading to the ground floor accommodation.

## KITCHEN

12'1" x 9'2"

A very well appointed kitchen with a large selection of wall and mounted base units in a stylish gloss grey with polished chrome handles, stainless steel sink, BOSCH Gas hob with extractor fan, electric fan oven, glass splashback, light stone effect worktops, radiator, UPVC door with glass side panels offering access to the rear garden.

## LOUNGE

13'9" x 12'1"

A delightfully light room benefitting from a large Upvc window to the front aspect, wood effect flooring, textured ceiling, radiator, stairs leading to the first floor accommodation.

## BEDROOM 1

12'1" x 8'6"

UPVC window to the rear aspect looking onto open fields with far reaching views, new carpets, textured ceiling, radiator, ample space for bedroom furniture.

## BEDROOM 2

12'1" x 8'6"

UPVC window to front aspect, new carpets, textured ceiling, radiator, ample space for bedroom furniture.

## BATHROOM

5'6" x 4'11"

A very modern bathroom with gloss tiled walls, modern WC, hand basin with vanity storage, extractor fan, bath with separate taps, stone effect flooring, large storage cupboard housing the hot water tank.

## OUTSIDE SPACE

The front is laid to hard standing, path way leading to the side of the property with a gate that offers access to the rear garden.

The rear garden is also laid to hard standing offering a low maintenance garden.



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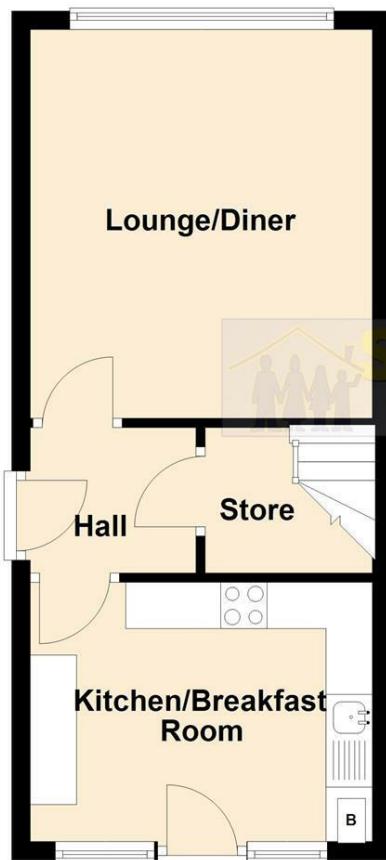
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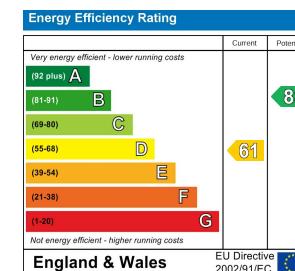
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Council Tax Band

**Ground Floor**



**First Floor**



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.