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DETACHED FAMILY HOUSE

£399,950









Evelyn Road, Moordown, Bournemouth, Dorset, BH9 1SZ

*** 118 Square Metres / 1270 Square Feet ***

* Four Bedrooms & Three Reception Rooms *

* Lounge with Arch to Dining Area / Doors to Garden *

* Ground Floor Bathroom & First Floor Bathroom *

* Good-Sized Lawned Garden * No Forward Chain *

*** EPC D-Rated * Council Tax Band D ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Evelyn Road, Moordown, Bournemouth, Dorset, BH9 1SZ:

Front garden laid to hard standing with a full width dropped pavement providing off road parking. Side aspect pathway leading to rear garden. UPVC double-glazed front door leads into:

Entrance Hallway: L-shaped with plain corniced ceiling, ceiling light point and mains wired smoke detector. Single panelled radiator. Under stairs recess area with frosted window and cupboard housing electric meter and consumer unit. Wood laminate flooring.

Reception Room One: **14' 1 x 12' / 4.30m x 3.70m (approx').** Textured and corniced ceiling with ceiling light point and two wall light points. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and wood laminate flooring.

Lounge Through Dining Room: **22' 2 x 9' 9 / 6.76m x 2.97m (approx').** Plain corniced ceiling, ceiling light point and mains wired smoke detector. UPVC double-glazed sliding patio doors to rear garden. One double and one single panelled radiator. Wood laminate flooring.

Reception Room Three: **10' 2 x 9' / 3.09m x 2.74m (approx').**
Textured ceiling, ceiling light point and mains wired smoke detector. UPVC double-glazed window to rear aspect and single panelled radiator.

GF Bathroom: **5' 4 x 5' 3 / 1.63m x 1.60m (approx').**
Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin, low-level WC and splashback tiling and wood laminate flooring.

Kitchen: **16' 2 x 8' 5 / 4.93m x 2.66m (approx').**
Plain corniced ceiling with recessed low level downlighting and mains wired heat detector. UPVC double-glazed windows to side aspect with double-glazed door leading side aspect pathway to garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood. Space and plumbing for washing machine, space and connection for dishwasher and space for fridge/freezer. Wall mounted gas central heating combination boiler. Splash back tiling, tiled flooring and single panelled radiator.

Staircase from hallway to first floor landing

Landing: Plain ceiling with ceiling light point and mains wired smoke detector. Frosted UPVC double-glazed window to side aspect. Hatch provides access to loft.

Bedroom One: **14' 1 x 12' / 4.30m x 3.70m (approx').** Coved and papered ceiling, ceiling light point and UPVC double-glazed feature bay window. Double panelled radiator.

Bedroom Two: **10' 9 x 9' 7 / 3.28m x 2.92m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bedroom Three: **12' 9 x 8' 8 / 3.89m x 2.64m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bedroom Four: **8' 4 x 5' 7 / 2.54m x 1.7m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator & fitted cupboard.

Bathroom: Plain ceiling, recessed down lighting & frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap and fitted shower screen. Pedestal wash hand basin, low-level WC, fully tiled walls and ladder style heated towel rail.

Rear Garden: **Rear garden** being to a westerly aspect laid mainly to lawn with an area laid to patio. The garden benefits from a good array of mature and established trees, bushes and screening shrubs.

























