

FREEHOLD



House - Terraced

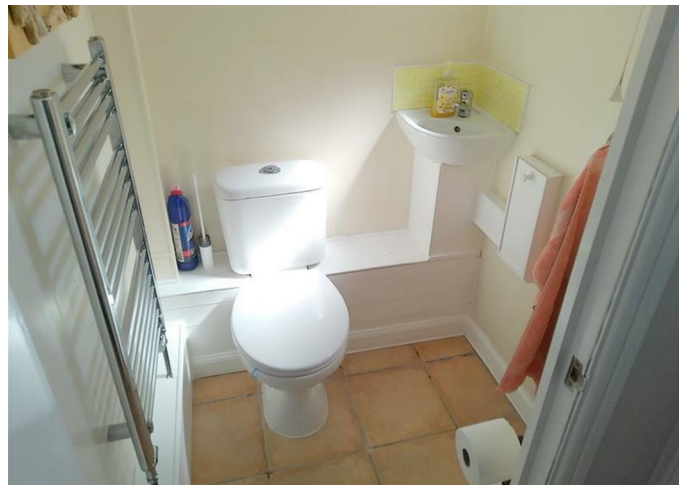
21 BOVERIDGE GARDENS, BOURNEMOUTH, BH9 3RF

Price Guide

£359,950

FEATURES

- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- TWO WCS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER ROAD



3 Bedroom House - Terraced located in Bournemouth

ENTRANCE

On entering the property via a Upvc front door with glass inlay, you are welcomed into a light and bright entrance with a door leading to the modern cloakroom, chrome towel rail, low level W.C, corner sink, tiled splashback. Upvc window to the side aspect

The hallway has smooth plastered walls and ceiling, tiled flooring, open plan kitchen, dining area. storage cupboard, stairs leading to the first floor.

KITCHEN

11'9" x 6'6"

A well appointed kitchen with smooth plastered walls and ceiling, tiled splashback and flooring. The kitchen has a large selection of wall and floor mounted units in a gloss cream with polished handles, wood block effect worktops and breakfast bar, ample space for a selection of white goods, stainless steel sink, Upvc window to front aspect.

DINING ROOM

16'4" x 7'10"

A superb addition to this fine property, a generous dining room (formally the garage) with a radiator, smooth plastered walls and ceiling, Upvc bay window to the front aspect, understair storage.

LOUNGE

18'4" x 12'1"

A truly wonderful and beautifully decorated room flooded with natural light from a large Upvc window to the rear aspect, smooth ceiling, coving, radiator, wood effect flooring. double internal doors into the conservatory.

CONSERVATORY

8'10" x 6'10"

A delightful conservatory with tiled flooring, Upvc windows to the rear garden, polycarbonate roof, Upvc door offering direct access onto the rear garden.

LANDING

Smooth ceiling, loft hatch, large built-in storage housing the gas fired boiler, carpet flooring.

BEDROOM 1

15'1" x 8'10"

Light and bright large double bedroom with smooth plastered ceiling, Upvc window to the rear aspect, radiator, carpet flooring, fitted bedroom furniture.

BEDROOM 2

12'1" x 9'6"

Smooth plastered walls and ceiling, radiator, fitted bedroom furniture, carpeted flooring. Upvc window to rear aspect,

BEDROOM 3

8'10" x 8'6"

A truly generous third bedroom with ample space for a double bed, smooth walls and ceiling, radiator, wood effect flooring Upvc window to the rear aspect.

BATHROOM

6'6" x 5'6"

A very well presented bathroom with a modern white suite, low level WC, heated towel rail, tiled walls and splashback. Upvc window to front aspect.

OUTSIDE SPACE

The front of the property is laid to block paving and offers parking for two vehicles and a built-in storage cupboard. The rear garden is of a southerly aspect, laid to patio with a selection of shrubs and a large wooden shed. The garden is designed for a low maintenance life style.

AML CHECKS

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



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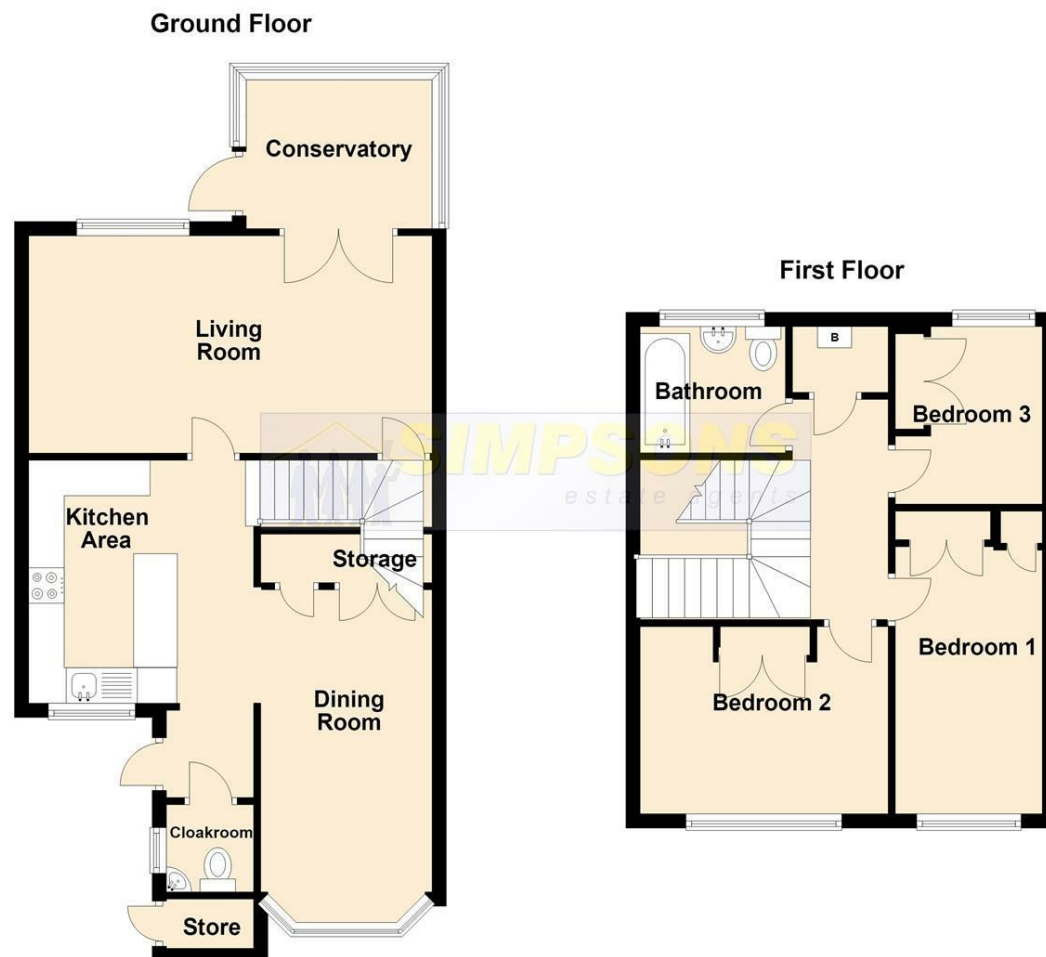
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

