



11 Bennett Road, Bournemouth, Dorset, BH8 8QF

Asking Price £314,950

- Two Double Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Two Receptions
- UPVC Double Glazing
- No Chain

11 Bennett Road, Bournemouth BH8 8QF

A Two Bedroom, Two Reception Semi-Detached House Situated in this popular location of Charminster. Local Shops and Buses Service can be located along Bennett Road or Charminster High Street.



2



1



2



D

Council Tax Band: C



ENTRANCE

UPVC Double Glazed Entrance door to

ENTRANCE HALLWAY

Stairs to first floor, doors to

LOUNGE

3.96m into bay x 3.89m into recess (13' into bay x 12'9 into recess)

UPVC Double Glazed window to front aspect, power points, t.v. point, telephone point, coved and textured ceiling, two double panelled radiators.

DINING ROOM

3.02m x 3.86m (9'11 x 12'8)

Single panelled radiator, UPVC Double Glazed window to rear aspect, gas boiler, power points, coved and textured ceiling, smoke alarm, understairs storage cupboard, Archway to

KITCHEN

3.28m x 2.39m (10'9 x 7'10)

UPVC Double Glazed window to rear aspect, UPVC Obscure window to side aspect. UPVC Double glazed door to rear garden, comprising of a range of cupboards and drawers with worktop over, range of wall mounted units, one and a half bowl stainless sink unit with mixer tap, various power points, tiled splashback walls, fitted gas hob with oven and extractor hood over, space for washing machine, space for fridge, coved and textured ceiling.

FIRST FLOOR LANDING

Smoke alarm, coved and textured ceiling, access to loft space, doors to

BEDROOM ONE

3.05m x 3.94m into recess (10' x 12'11 into recess)

UPVC Double Glazed window to front aspect, power points, double panelled radiator, textured ceiling.

BEDROOM TWO

2.90m x 3.05m (9'6 x 10)

Single panelled radiator, UPVC Double Glazed window to rear aspect, power points, coved textured ceiling, cupboard housing hot water cylinder.

BATHROOM

Panelled bath with screen and shower attachment, close coupled w.c., pedestal wash hand basin, three quarter tiled splashback walls, textured ceiling, heated towel rail, Obscure UPVC Double Glazed window to side aspect.

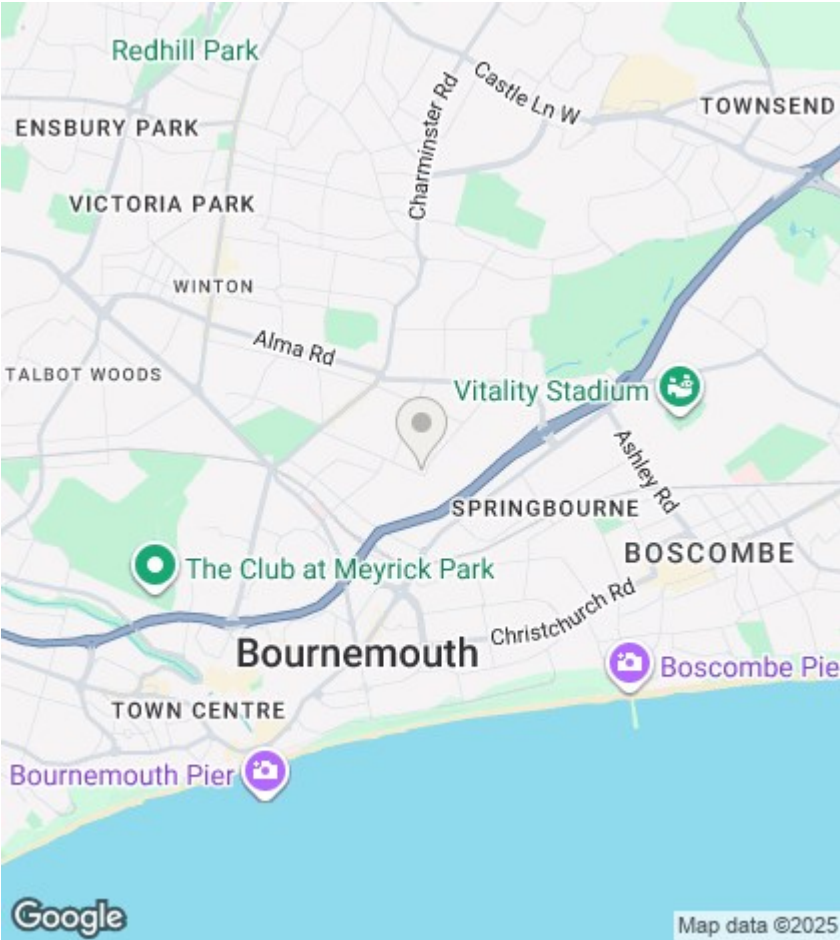
OUTSIDE

REAR

Mainly laid to patio slabs, outside tap, side gate leading to

FRONT

Laid to block paving



Directions

Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC