

FREEHOLD



House - Semi-Detached

**99 TARRANT ROAD,
BOURNEMOUTH,
BH9 3PX**

Asking Price

£319,950

FEATURES

- THREE BEDROOMS
- SCOPE TO UPDATE
- DRIVEWAY
- NO ONWARD CHAIN
- MODERN BOILER
- GARAGE
- POPULAR LOCATION



3 Bedroom House - Semi-Detached located in Bournemouth

ENTRANCE PORCH

UPVC door with glazed inlay leading into the porch, textured ceiling and walls, internal glazed door leading into the lounge area.

LOUNGE

13'1" x 13'9"

A very generous size room with textured ceiling coving, wood effect flooring, radiator, understair storage, UPVC window to the front aspect, stairs leading to first floor, door leading into the dining room.

DINING ROOM

10'9" x 7'10"

Carpet flooring, radiator, textured ceiling, coving, UPVC window to the rear aspect, UPVC door into the single glazed lean-to conservatory.

KITCHEN

10'2" x 5'10"

A well appointed kitchen with a selection of wall and floor mounted units in white, stone effect worktops, wood effect flooring, UPVC window to the rear aspect, gas hob, extractor fan, electric fan oven. The kitchen lends itself to being updated and converted into a wonderful kitchen/diner.

LANDING

Textured ceiling, loft hatch, doors leading to all primacy rooms.

BEDROOM 1

10'5" x 8'10"

A generous size master with large built-in storage, one housing the hot water tank, textured ceiling, radiator, UPVC window to the front aspect.

BEDROOM 2

9'6" x 6'6"

A nice size room with textured ceiling, UPVC window to the rear aspect, radiator.

BEDROOM 3

6'6" x 6'6"

Textured ceiling, carpet flooring, UPVC window to the rear aspect.

BATHROOM

7'6" x 4'7"

Modern low level WC, hand basin with vanity storage, bath with overhead electric shower, UPVC window to the side aspect, radiator.

OUTSIDE SPACE

The front of the property has an area of shingle, path leading to the front door and tarmac drive leading to the garage.

The rear garden is of a southerly aspect, laid to patio with lawned seating areas and a small selection of mature shrubs, all boarded with 6ft fencing. The rear aspect is a true delight looking over the bowling green and playing field connected to Bournemouth Electric Club.

GARAGE

16'4", 13'1" x 8'10"

The garage is of a most generous size with power and lighting, manual up and over door and rear UPVC door offering access to the the back garden.

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.





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Council Tax Band

C

Ground Floor



First Floor



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.

