



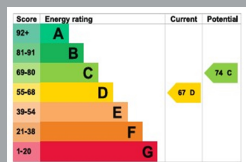
6 SPARKFORD CLOSE
CASTLEDEAN
Dorset, BH7 7HY

£1,800 PCM

goadsby.com

THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION

- Three Bedroom Family Home
- Offered Unfurnished
- Off Road Parking
- Close to JP Morgan
- EPC Rating: Band D



Reference: 745751

Deposit amount: £2,076.92

Council Tax Band: E

Furnishing: Unfurnished

Heating Type: Gas

Parking: Drive

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Situated in a quiet residential cul-de-sac in the sought after Castledean this property is ideally situated for local schools, amenities and public transport. Just a short distance away are The Littledown Sports Centre, JP Morgan, Tesco Superstore and The Royal Bournemouth Hospital. Bournemouth town centre is also accessible via the A338.

The approach to the property is served well with a private drive and garage. Entering the home you pass through the porch into the entrance hall. The hall itself has a wc and downstairs cloakroom. To the front of the property you will find a very well proportioned sitting room with dual aspect windows. To the left as you enter the entrance hall you will pass through into the dining room, which is currently used as an additional lounge and provides access to both the conservatory and kitchen.

The kitchen is well appointed with ample wall and floor based storage units. The full width conservatory overlooking the garden and providing access to the garage.

Heading upstairs the property benefits from three bedrooms and a family bathroom. Bedroom one can be considered a master suite with a sizable dressing room. Bedroom two once again is well proportioned and bedroom three is currently used as a single bedroom but would also be a perfect nursery or home office.

The family bathroom has been lovingly refurbished consisting of a panelled bath with shower over, low level w/c and wash hand basin.

To the rear the garden is primarily laid with paving across two tiers and is flanked by a flower bed. This low maintenance garden is perfect for a family or to entertain in and captures the sun throughout the day.



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

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