



Tan Howse Close Bournemouth BH7 7HB

for sale offers in excess of
£350,000



Property Description

Connells are delighted to bring to market this beautifully modernised detached bungalow, situated on the highly sought-after Castledean Estate.

Occupying a generous plot, this attractive home enjoys a convenient location close to a range of local amenities, including Littledown Leisure Centre, Bournemouth Hospital and Tesco Superstore, whilst Southbourne Grove, Christchurch and Bournemouth's award-winning beaches are all within easy reach..

The property is approached via a substantial driveway offering off-road parking for multiple vehicles and access to the garage, which benefits from a recently installed electric door. The contemporary kitchen has been finished to a high standard, whilst the spacious lounge provides an ideal setting for both relaxing and entertaining, with ample room for furniture and easy access to the remainder of the accommodation. A versatile third bedroom is currently used as a bedroom but could equally serve as a dining room,

The inner hallway leads to two further well-proportioned bedrooms and a modern shower room. A particular feature of the property is the sunny rear garden, which has been thoughtfully maintained and offers a lawned area. A garden shed provides useful storage and there is direct access into the garage.

Further benefits include triple glazing throughout, a newly installed gas-fired central heating system, a recently replaced roof and

solar panels, enhancing the home's energy efficiency and helping to reduce running costs.

Approach

Accessed via a large tarmac driveway with area laid to grass, front door located to side and opens into the;

Entrance Hall

Doors to all rooms.

Sitting Room

Front aspect UPVC triple glazed window, wood flooring, TV point

Kitchen

Side aspect UPVC triple glazed window, matching wall and base units, integrated electric oven and extractor fan, composite sink and drainer, half tiled walls, tiled floors, space for washing machine and fridge freezer.

Bedroom One

Rear aspect UPVC triple glazed door with side panel giving access to the rear garden. Radiator.

Bedroom Two

Rear aspect UPVC triple glazed window.
Radiator.

Bedroom Three

Front aspect UPVC triple glazed window.
Radiator.

Bathroom

Suite comprising a walk in shower with glass screen, vanity sink and WC, panelled walls, laminate wood flooring, heated towel rail, side aspect UPVC triple glazed window.

Outside

Large area laid to lawn with fruit trees and patio area. New shed at bottom of rear garden and access to garage.

Garage

Power & light with up and over door.

Agents Notes;

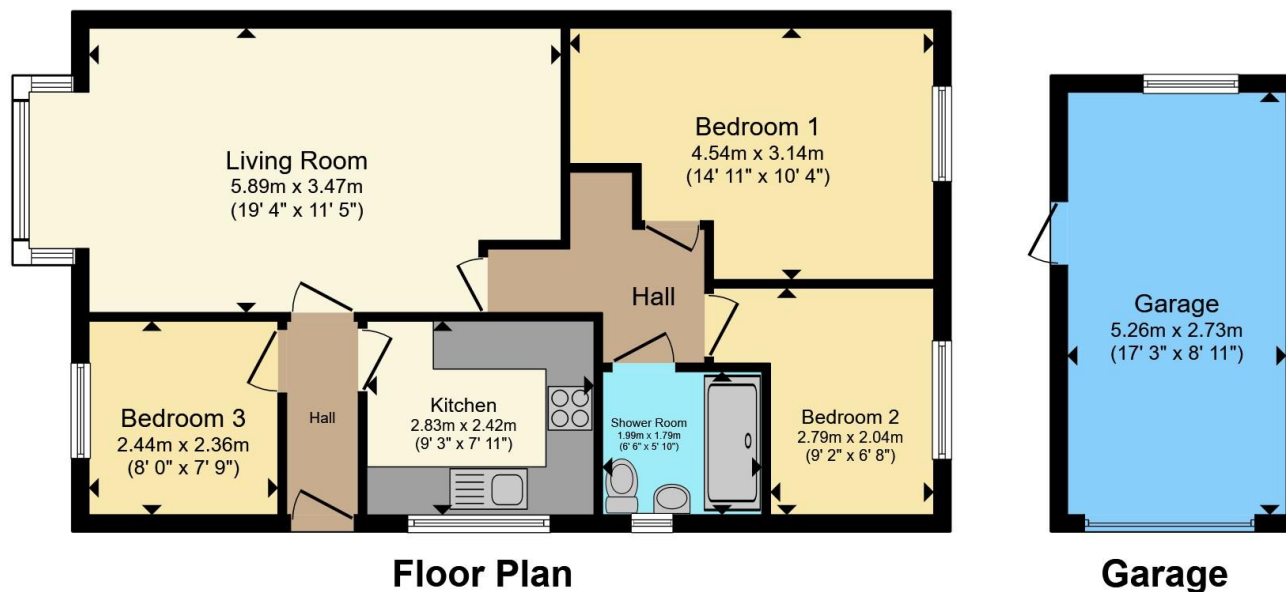
Council Tax Band - BCP Band D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 79.8 m² (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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BOURNEMOUTH BH6 3QU

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306782



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