

FREEHOLD



Bungalow - Detached

# 2A RUSKIN AVENUE, BOURNEMOUTH, BH9 3LX

Asking Price

## £279,950

### FEATURES

- NEW BUILD
- E-V CHARGER
- UNDER FLOOR HEATING
- GARDEN
- 10 YEAR WARRANTY
- 7 SOLAR PANELS
- OFF ROAD PARKING
- SOUGHT AFTER ROAD



# 1 Bedroom Bungalow - Detached located in Bournemouth

## OPEN PLAN LIVING AREA

20'0" x 12'5" x 15'1" max

On entering the property via a glazed Upvc door you are welcomed into a light and bright open plan living area with smooth plastered walls and ceiling with downlights, smoke and heat alarms, twin Upvc windows to side aspect, Upvc window to front aspect offering an abundance of natural light, Karndean style flooring in herringbone and under floor heating.

The kitchen area is very well appointed with integrated Hoover Fridge/Freezer, Hisense washing machine, option for a 400mm dishwasher with a large selection of wall and floor mounted units in satin grey, gas hob, Bosch electric fan oven, extractor fan, stainless steel sink.

## MASTER BEDROOM

12'1" x 9'2"

A well appointed master bedroom with smooth plastered walls and ceiling under floor heating, carpeted flooring, built-in wardrobes with ample storage options and mirrored sliding doors, Upvc window to front aspect.

## SHOWER ROOM

7'10" x 5'6"

A truly stunning shower room with gloss marble tiled splashback, double walk in shower with glass shower screen, extractor fan, underfloor heating, Karndean style flooring in a herringbone finish, modern low level Wc, hand basin with vanity storage, Upvc window to the side aspect.

## OUTSIDE SPACE

The property is accessed via a newly laid drop kerb and tarmac driveway offering

parking for two vehicle. E-V charging point, bin storage, hard standing area to the front of the property, gate offering access to the private rear garden, lawn and patio seating areas, outside tap and electric sockets. The garden area is boarded with 6ft fencing and has a metal storage shed.



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Council Tax Band

**B**

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	96	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

