

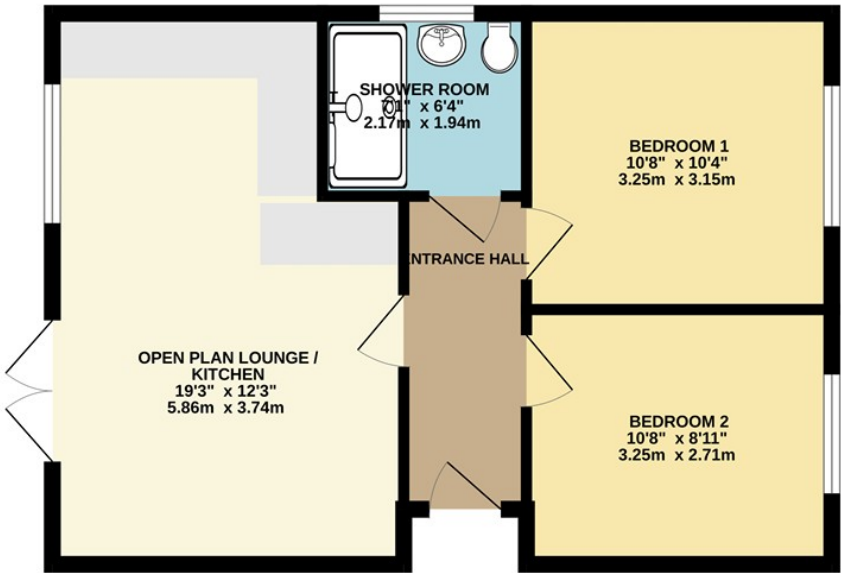
117A/117B Ensbury Park Road
Bournemouth BH9 2SH

Price **£325,000** Freehold



TWO BEAUTIFUL BRAND NEW DETACHED BUNGALOWS
BENEFITTING FROM TWO DOUBLE BEDROOMS, OPEN
PLAN LIVING, CONTEMPORARY KITCHEN WITH
INTEGRATED APPLIANCES, PRIVATE DRIVEWAY AND
LANDSCAPED GARDENS. TEN YEAR WARRANTY.

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 62026

- * TWO BRAND NEW DETACHED BUNGALOWS**
- * REAR FACING OPEN PLAN LIVING 19'3" x 12'3" (5.87m x 3.74m)**
- * CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- * LOUNGE WITH DIRECT ACCESS TO GARDEN**
- * BEDROOM ONE 10'8" x 10'4" (3.24m x 3.15m)**
- * BEDROOM TWO 10'8" x 8'11" (3.24m x 2.72m)**
- * MODERN FITTED SHOWER ROOM 7'1" x 6'4" (2.16m x 1.94m)**
- * LANDSCAPED GARDENS**
- * GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED**
- * TUCKED AWAY POSITION IN POPULAR LOCATION**
- * PRIVATE DRIVEWAY**







ABOUT THESE PROPERTIES

A choice of two exceptional detached brand new bungalows. The latest offering from Jaccor Developments, renowned for exceptional build quality and attention to detail.

These bespoke homes enjoy a tucked away position with private driveway providing off street parking for two cars. The well planned and proportioned accommodation includes two double bedrooms serviced by a modern shower room with double shower cubicle. The principal reception room is positioned at the rear with direct garden access via double doors to the rear and is open plan with the kitchen.

The stunning kitchen is contemporary in style and design, comprehensively fitted and with integrated kitchen appliances that include fridge/freezer, washing machine and dishwasher with matching unit fronts, induction hob with extractor hood over and dual oven and grill.

As with most new homes, these properties boast an A rated Energy Performance Certificate making for an efficient home. This is accentuated by the under floor gas heating controlled by independent thermostats in each room and solar panels.

Externally the properties are approached via a private drive from Ensbury Park Road, affording a degree of seclusion and with private drives with off street parking for two cars. The bungalows boast beautifully landscaped gardens each accessed via pathways to the side with each affording a high degree of privacy.

Ensbury Park Road is situated within the popular BH9 conurbation of Bournemouth, with Victoria Park and Redhill both within walking distance. Local shops and amenities are also within easy reach which include schools.





COUNCIL TAX: Band C BCP (Bournemouth) Council

ENERGY EFFICIENCY RATING: Band A

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2134