

**Well presented 3-Bedroom Terraced House in Popular Location**

**Tenure: Freehold**

**Approx 92 sq meters (990 sq ft)**

**42 Heather Close, Bournemouth  
BH8 0ER**

**Price £325,000**

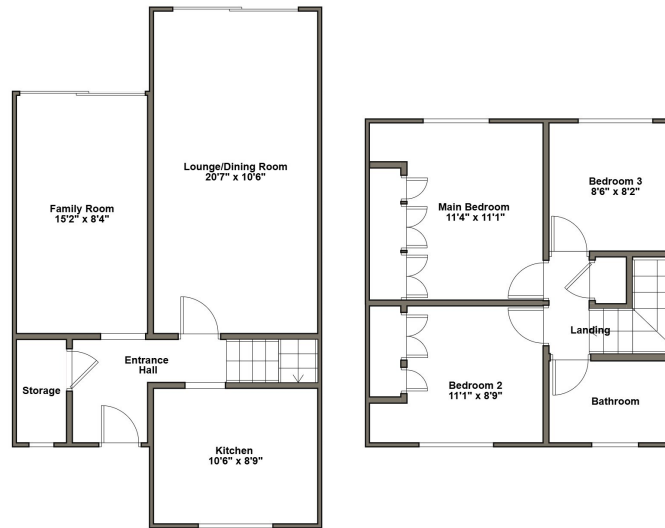
- Wide Entrance Hall
- Large Lounge/Dining Room
- Spacious Kitchen
- Family Room/Snug
- 3-Good Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Ample Off Road Parking
- PVCu Double-Glazing
- Gas Central Heating
- EPC Rating: D
- Close to Local Amenities & Transport Links



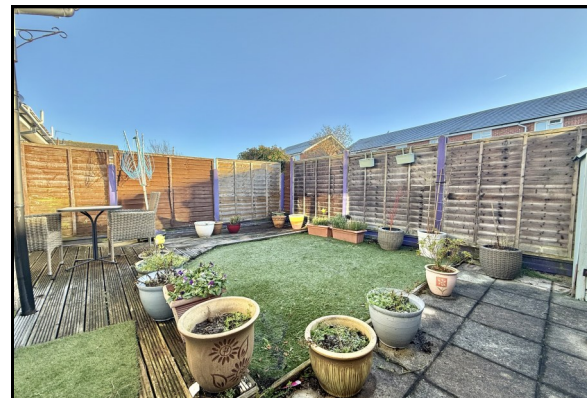
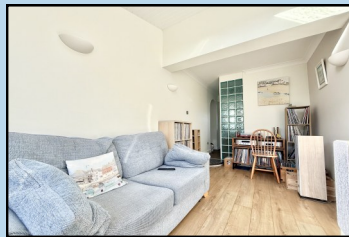
Spacious 3-Bedroom Terraced House situated in a popular location close to Castlepoint Shopping Centre & Public Transport Links. The property offers spacious living accommodation with a large lounge/dining room and additional family room, along with a separate spacious kitchen. The property also boasts 3-good bedrooms upstairs. Viewing is highly recommended to appreciate the space and convenient position of this property.

#### Accommodation and approximate room sizes:

- **Entrance Hall:** Wide entrance with a large storage cupboard.
- **Lounge/Dining Room:** A good sized room with sliding doors onto a sunny rear garden. Ample space for both lounge and dining suites.
- **Kitchen:** Range of floor and wall cupboards. Space for tall fridge/freezer, washing machine & dishwasher. Freestanding gas cooker. Window overlooking front aspect.
- **Family Room:** Bright and airy room with sliding doors onto rear garden. Vaulted ceiling with Velux window.
- **Bedroom 1:** Large room with built-in wardrobes. Window overlooking rear garden.
- **Bedroom 2:** Large built in wardrobes. Window overlooking front aspect.
- **Bedroom 3:** Window overlooking rear garden.
- **Bathroom:** Panelled bath with pillar taps & electric shower system. Wash basin, WC & heated towel rail.
- **Landing:** Airing Cupboard. Hatch into loft.
- **Gas Central Heating** (system untested).
- **Wide Driveway** with ample 'off road' parking.
- **Rear garden:** Area of artificial lawn and decking area.
- **Council Tax Band 'C'**
- **Energy Rating 'D'**



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate. Not to scale.



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05174