

50, Durdells Gardens, Bournemouth, BH11 9EZ



Property overview

Guide Price £230,000

A freehold 1 bedroom mid terraced bungalow in Bear Cross, Bournemouth. Close to local primary and secondary schools, social and shopping amenities, Kinson town centre, Ferndown, Bournemouth, Ringwood Retail Park, Poole and travel links to further afield.

The accommodation offers hallway (with hatch and ladder to part boarded loft space), storage room, bedroom, bathroom, lounge (with patio doors to rear garden), and a kitchen (with back door to rear garden).

The property also benefits from UPVC double glazing, gas-fired central heating, front garden, and rear garden (with rear access) featuring a sheltered lean-to decking area, lawn and outbuilding (with garden room and shed sections).

Offered with no forward chain and vacant possession.



Accommodation

Front garden:

Mainly laid to lawn, enclosed by low-level border, concrete path leading to front door, storm canopy and recess with electric meter box, UPVC double glazed door to:

Hallway: 15' 5" x 6' 0" (Narrowing to 2'11") (4.70m x 1.83m)

Hatch to loft (part boarded, light and ladder), high-level electric consumer unit, radiator, airing cupboard (providing storage with radiator), radiator, laminate flooring, doors to accommodation.

Kitchen: 11' 5" x 9' 6" (3.48m x 2.89m)

Window to rear aspect, range of eye and base level units, integrated fridge/freezer, work surfaces, space for washing machine, space for further appliance, splash back tiling, integrated fridge freezer, 1 1/2 bowl stainless steel sink with mixed tap over, space for cooker, cupboard housing gas fired combination boiler, laminate flooring, door to rear garden.

Lounge: 14' 7" x 9' 6" (4.44m x 2.89m)

Sliding patio doors to rear garden, radiator, TV point, laminate flooring.

Bedroom: 12' 6" x 9' 10" (3.81m x 2.99m)

Window to front aspect, radiator, TV point, laminate flooring, range fitted wardrobes (providing shelving storage and hanging space).

Bathroom: 8' 0" x 5' 5" (2.44m x 1.65m)

High-level obscured window to front aspect, part tiled walls, tiled floor, WC with concealed system, vanity sink unit with storage below, mirror cabinet, toiletry recess, semi-enclosed shower recess with shower over, chrome ladder style towel radiator.

Storage Room: 6' 8" x 5' 4" (2.03m x 1.62m)

Ceiling mounted vent, power and light, vinyl flooring.

Rear Garden:

Decking area sheltered by timber lean to with sloping polycarbonate corrugated roof, central lawn area, gate to rear access path, access to:

Outbuilding:

Split into garden room and shed.

Garden Room Section (of Outbuilding): 7' 5" x 7' 5" (2.26m x 2.26m)

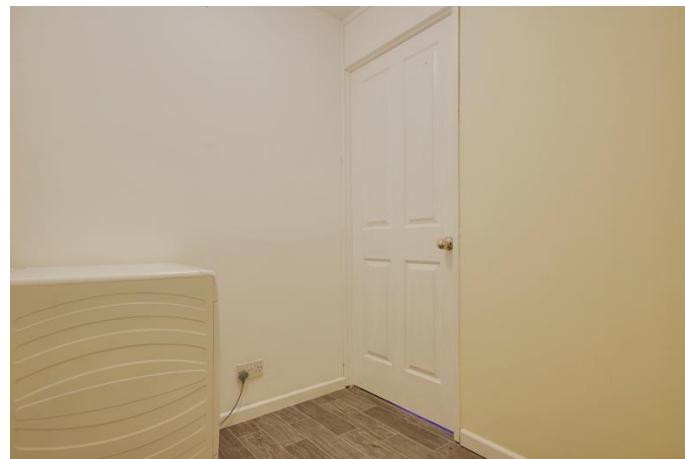
French doors from lawned area.

Shed Section (of Outbuilding): 7' 5" x 3' 9" (2.26m x 1.14m)

Providing storage.

Photography

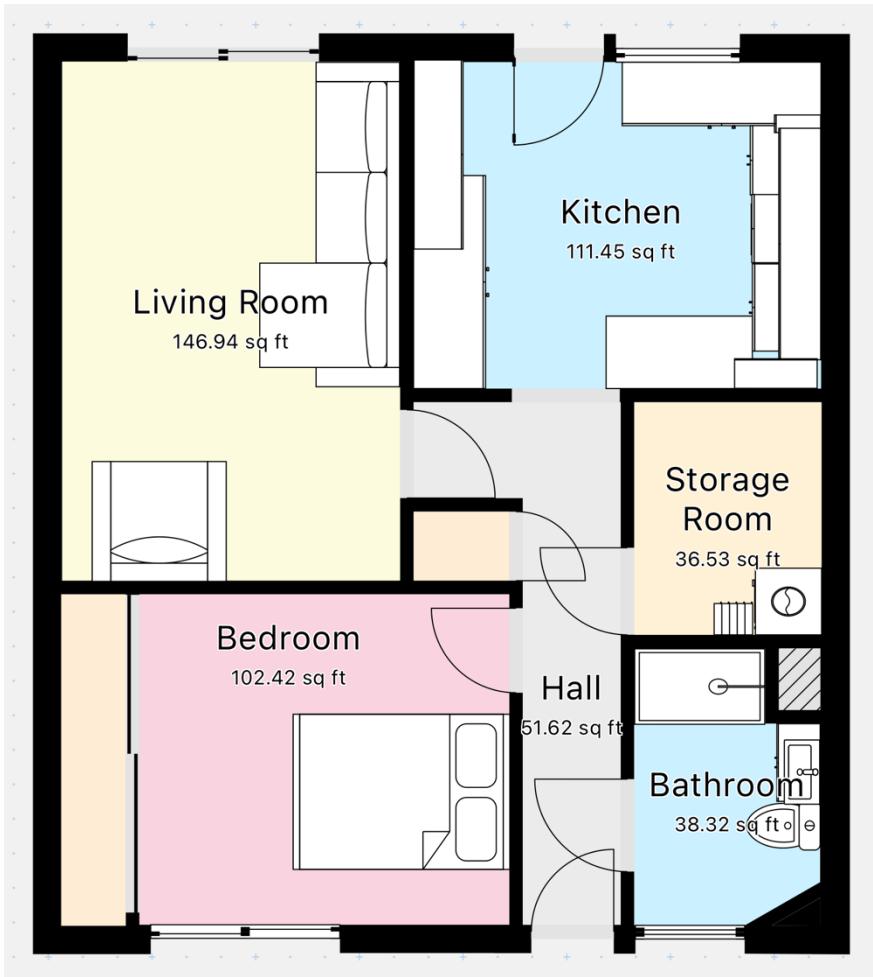








Floor Plan



EPC

DynamicPDF Rasterizer v2.0 evaluation: (www.DynamicPDF.com)

Energy performance certificate (EPC)

50 Durdells Gardens BOURNEMOUTH BH11 9EZ	Energy rating C	Valid until: 31 March 2032
Certificate number: 7500-4099-0322-8107-3423		

Property type
Mid-terrace bungalow

Total floor area
51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

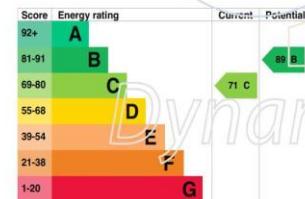
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy / rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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