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SEMI-DETACHED HOUSE

£360,000









Walkwood Avenue, Littledown, Bournemouth, Dorset, BH7 7HG

*** Modern Three Bedroom House ***
* 23ft9" x 13ft Lounge Through Dining Room *
* Kitchen Overlooking Garden * Family Bathroom *
* Landscaped yet Low-Maintenance Rear Garden *
* Generous Depth Driveway for 2/3 Cars *
* 17ft x 8ft10"(5.18m x 2.69m) Pitched Roof Garage *
*** EPC C-Rated * Council Tax Band D ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Walkwood Avenue, Littledown, Bournemouth, Dorset, BH7 7HG:

Ornamental front garden to shingle with driveway parking accessed via dropped pavement. This provides parking for two vehicles in tandem and gives access to garage. Gateway to rear garden. Composite glazed front door leads into:

Entrance Hallway: Textured ceiling with ceiling light point and mains wired smoke detector. Side aspect UPVC double-glazed window and single panelled radiator.

Lounge Through Dining Room: **23' 9 x 13' (7.24m x 3.97m) approx'.** Coved and textured ceiling with two ceiling light points and dad rail. UPVC double glazed bay window to front aspect. UPVC double-glazed casement door to garden and UPVC double-glazed windows to rear aspect. Two double panelled radiators. TV / media point and telephone point. Door leading to under stairs storage cupboard with light point. This area houses the electric fuse board. Door leads to:

Kitchen: **9' 7 x 7' 11 (2.93m x 2.42m) approx'.** Having textured ceiling with railed down light point and mains wired heat detector. UPVC double-glazed window to rear aspect with UPVC double-glazed side aspect door to driveway. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for electric oven and space and plumbing for washing machine. Space for under counter fridge and freezer. Wall mounted gas central heating boiler. Splash back tiling and single panelled radiator.

Staircase from hallway to first floor landing

Landing: Textured ceiling with ceiling light point and hatch providing access to loft via pull down ladder. UPVC double-glazed window to side aspect.

Bedroom One: **14' 2 x 9' 8 (4.31m x 2.94m) approx'.** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted wardrobes and overhead storage cupboards above bed.

Bedroom Two: **9' 8 x 9' 7 (2.94m x 2.93m) approx'.** Textured ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator.

Bedroom Three: **9' 2 x 7' 5 (2.80m x 2.26m) approx'.** Textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. Fitted cupboard housing pre-lagged hot water cylinder tank with additional shelving.

Bathroom: Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath, concertina shower screen with shower mixer tap. Low-level WC, pedestal wash hand basin. Tiled flooring and panelled radiator.

Rear Garden: Landscaped garden with a combination of paved patio areas, decorative gravel pathways and attractive stepping stones, complemented by established planting. A good array of mature and established bushes and screening shrubs.

Garage: **17' x 8' 10 (5.18m x 2.69m) approx'.** Up-and-over door, side aspect UPVC double-glazed door and window to rear aspect. Pitch tiled roof with rafter style storage over

75 Square Metres
807 Square Feet

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