

FREEHOLD



Bungalow - Semi Detached

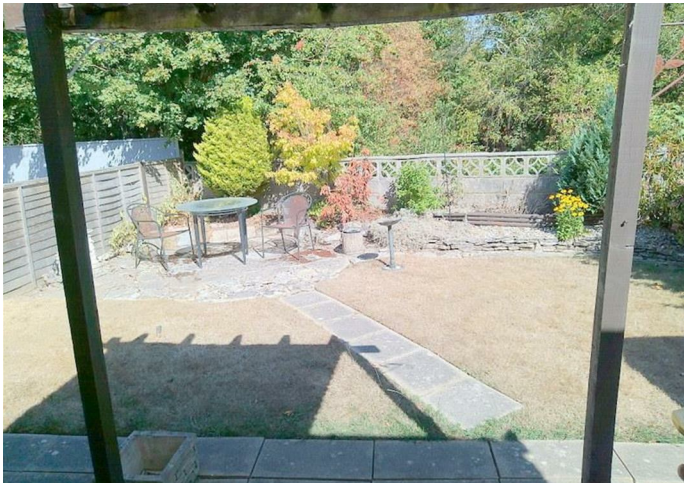
**99 GRANBY ROAD,
MUSCLIFF,
BOURNEMOUTH,
BH9 3NZ**

Asking Price

£294,950

FEATURES

- SPACIOUS BUNGALOW
- NO CHAIN
- SOUGHT AFTER AREA
- BACKING ON TO THE KINGFISHER NATURE RESERVE
- CLOSE TO LOCAL AMENITIES, DOCTORS, DENTIST AND SHOPS
- DRIVEWAY WITH CARPORT



2 Bedroom Bungalow - Semi Detached located in Bournemouth

ENTRANCE

Entering the porch via a set of sliding doors a further door offers access into the sizable entrance hall with loft hatch, storage cupboard housing the warm air central heating system, doors leading to all primary rooms.

LOUNGE/DINER

19'8" x 12'2"

A delightful and spacious Lounge/diner, storage cupboard, textured ceiling, smooth walls, Upvc window to front aspect, carpeted flooring, door leading into the kitchen.

KITCHEN

9'8" x 8'0"

A well appointed kitchen with a large selection of wall and floor mounted units, stone effect worktops, tiled splashback. stainless steel sink, spaces for a selection of white goods, textured ceiling, coving, Upvc window to front aspect.

BEDROOM 1

17'6" x 9'8"

A superb size master bedroom with textured ceiling, smooth walls, carpet flooring, ample space for a selection bedroom furniture, Upvc window to the rear aspect.

BEDROOM 2

14'3" x 9'3"

A further double bedroom with textured ceiling, smooth walls, carpet flooring, Upvc window to the side aspect, Upvc French style doors to the rear garden.

SHOWER ROOM

6'10" x 5'5"

Fully tiled walls, tiled effect flooring, low level WC, hand basin, double walk-in shower, textured ceiling, high level Upvc window to the side aspect.

OUTSIDE AREA

The front of the property is mainly laid to lawn with a selection of mature shrubs and flower beds with a long drive to the side of the property leading to a covered carport area and a gate to the rear garden.

The rear garden is gardener's delight with a patio seating and lawned area with a selection of mature shrubs, flower beds and shed. The garden is private and has an outlook onto the Kingfisher Nature Reserve.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on

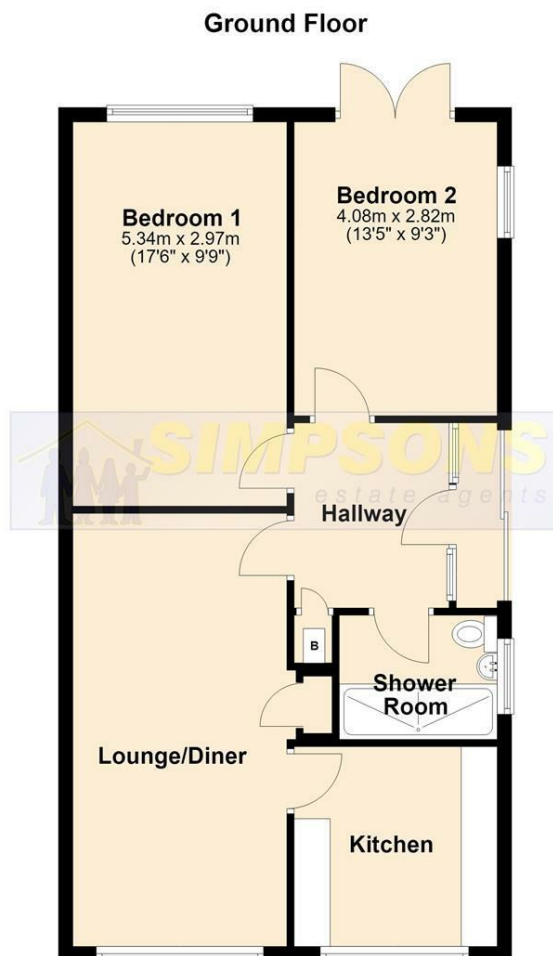
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.

