



**Connells**

Monks Way  
Bournemouth

# Monks Way Bournemouth BH11 9TR

for sale offers over  
**£240,000**



## Property Description

Welcome to Monks Way, Bearwood, BH11.

Starting with a practical entrance porch, the ground floor opens into a bright and inviting living area featuring a charming alcove, perfect for a custom media unit or integrated shelving. Leading to the kitchen with integrated oven and facing the southerly aspect rear garden.

The first floor boasts two bedrooms with build in wardrobe to the master and the family bathroom.

The property is beautifully maintained throughout, ensuring a move-in-ready experience for first-time buyers or young families. The highlight of the home is the attractive rear garden. Boasting a southerly aspect, the outdoor space enjoys sun throughout the day and has been thoughtfully landscaped.

## Entrance Hall

Gated entrance with storage cupboard and door to front.

## Lounge

Laminated flooring with double glazed front aspect window, Tv point and radiator.

## Kitchen

Rear aspect double glazed window, range of wall and base units, stainless steel sink with

mixer tap and drainer, 4 ring induction hob with extractor hood and fan over and cooker below, tiled splashback and space for dishwasher, fridge freezer and washing machine.

## Bedroom 1

Front aspect double glazed window, carpeted with freestanding wardrobe and mirrored doors and radiator.

## Bedroom 2

Rear aspect double glazed window, carpeted and radiator.

## Bathroom

Double glazed rear aspect window, part tiled walls, low level WC and radiator.

## Front Garden

Gated with patio and storage cupboard.

## Rear Garden

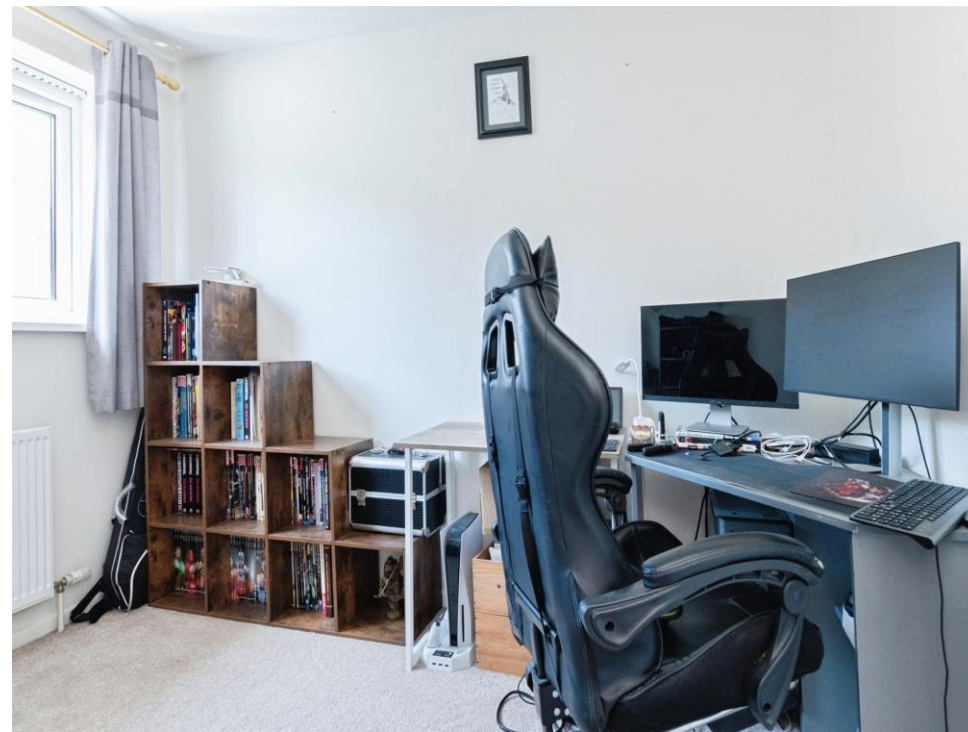
Enclosed rear garden, part patio and part stones with rear gated access.

## Agents Notes

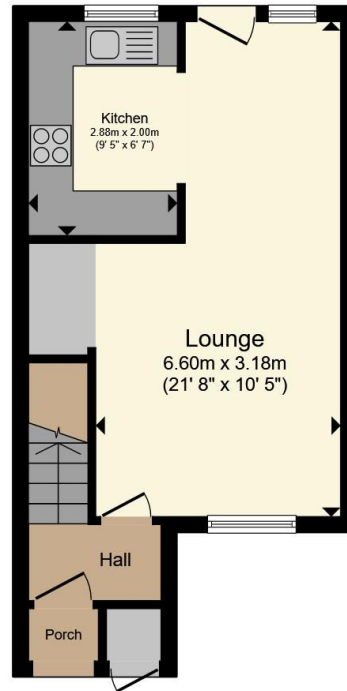
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

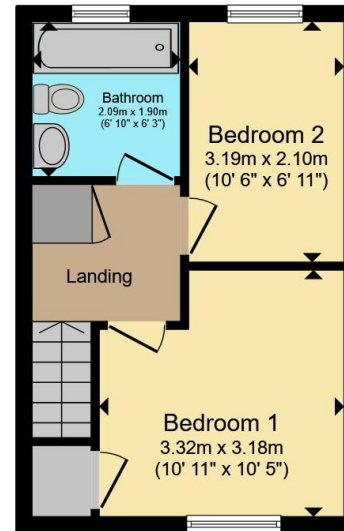








**Ground Floor**



**First Floor**

Total floor area 59.3 m<sup>2</sup> (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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689 Wimborne Road  
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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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