

FREEHOLD



Bungalow - Detached

40 STRATHMORE ROAD, BOURNEMOUTH, BH9 3NS

Offers Over

£360,000

FEATURES

- DETACHED BUNGALOW
- MODERN BOILER
- VACANT
- SUMMER HOUSE
- EXTENDED
- RE-ROOFED
- OFFERS GREAT POTENTIAL



 **SIMPSONS**
estate agents

3 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

UPVC front door leading to the covered porch area, secondary glazed door offering access into the spacious hallway with loft access, two storage cupboards, one housing the modern combination boiler, doors leading to all primary rooms.

BEDROOM 1

15'5" x 10'9"

A generous master bedroom with a large UPVC bay window to front aspect, textured walls and ceiling, coving, carpet flooring, radiator, ample space for a selection of bedroom furniture.

BEDROOM 2

11'9" x 10'9"

A generous second bedroom with a large UPVC bay window to front aspect, textured walls and ceiling, coving, carpet flooring, radiator, ample space for a selection of bedroom furniture.

BEDROOM 3

9'6" x 7'10"

Smooth plastered walls and ceiling, carpet flooring, UPVC window to side aspect, room for bedroom furniture.

LOUNGE

13'9" x 11'1"

A very nice size room with radiator, textured ceiling, carpet flooring, opening into the stunning dining area.

DINING ROOM

17'0" x 10'2"

A stunning extension from circa 2008, UPVC window and French style door on to the rear garden, further UPVC door leading on to the driveway, wood effect flooring, stunning sky lantern, smooth plastered walls and ceiling with downlights, opening into the kitchen area.

KITCHEN

11'5" x 10'5"

A very well appointed kitchen with a large selection of wall and floor mounted units in a light wood, stone effect work tops, tiled splashback, twin UPVC windows to the side aspect, wood effect flooring, stainless steel sink, ample space for a selection of white goods.

SHOWER ROOM

8'10" x 7'6"

Double walk-in shower, hand basin, low level WC, part-tiled walls and flooring, twin UPVC windows to the side aspect, radiator.

OUTSIDE SPACE

The front of the property is laid to lawn with a small brick wall to the front, tarmac driveway leading to the garage and rear garden set behind wooden gates and is south facing, as is the rear of the back garden. The garage is a detached Marley style with power and lighting. There is also a large log cabin, also with power and lighting. The rear garden is laid to lawn with a selection of mature shrubs and flower beds with fenced borders.



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



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Council Tax Band



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

