

FREEHOLD



Bungalow - Detached

28 CHEDDINGTON ROAD, BOURNEMOUTH, DORSET, BH9 3NB

Offers Over

£365,000

FEATURES

- DETACHED BUNGALOW
- MODERN SHOWER ROOM
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- TWO /THREE BEDROOMS
- GARAGE
- KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER ROAD



2 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

On entry to the property via the porch through a UPVC glazed front door to a spacious hallway with textured ceiling, textured walls, coving, carpeted flooring, storage cupboard housing the hot water cylinder tank, loft access and with doors to all primary rooms.

LOUNGE

15'1" x 11'5"

Into the lounge, A light and bright room with a south facing aspect, textured ceiling, coving, carpeted flooring, radiator, UPVC patio sliding doors offering access into the conservatory.

CONSERVATORY

9'6" x 7'2"

The conservatory is brick-built with UPVC windows with a Polycarbonate roof and a door offering access to the rear garden.

KITCHEN

12'5" 10'5"

Into the kitchen. A generous sized kitchen/breakfast room with textured ceiling, smooth plastered walls, coving and twin UPVC windows to the side aspect, UPVC window to the rear aspect, door into the rear porch, radiator, floor mounted boiler, a full selection of floor and wall mounted units in a matte white with stone effect worktops, tiled splashback, stainless steel sink and wood effect flooring with ample space for a selection of white goods.

BEDROOM 1

15'5" x 10'9"

A very nice size bedroom with smooth plastered walls and ceiling, coving, large UPVC bay window to the front aspect with bay fitted radiator, ample space for bedroom furniture.

BEDROOM 2

12'1" x 11'1"

A further very well sized double bedroom with textured ceiling, coving, UPVC bay window to the front aspect with bay fitted radiator and carpeted flooring.

BEDROOM 3 / DINER

9'10" x 7'6"

Into bedroom 3/dining room, textured ceiling, coving, papered walls, carpeted flooring radiator, UPVC opaque window to the side aspect.

SHOWER ROOM

7'2" 5'2"

Into the modern shower room. Fully tiled shower/splashback, part-tiled walls, heated, towel rail, W.C., hand basin, rainfall shower, grey wood effect flooring, UPVC opaque window to the side aspect.

WC

The W.C. would benefit now from some updating, textured ceiling, smooth plastered walls, radiator, wood effect flooring.

OUTSIDE SPACE

A Southerly aspect rear garden, laid to lawn with a block-built garage, a selection of

mature shrubs and flower beds all bordered by 6 ft. fencing. Driveway leading to the side of the property. Outside Front. Concrete driveway leading to a set of double gates offering access to the garage and leading to the rear of the property. A very generous front garden with mature shrubs and flower beds offering additional parking with some hard standing, bordered with a small wall to the front of the property.

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.





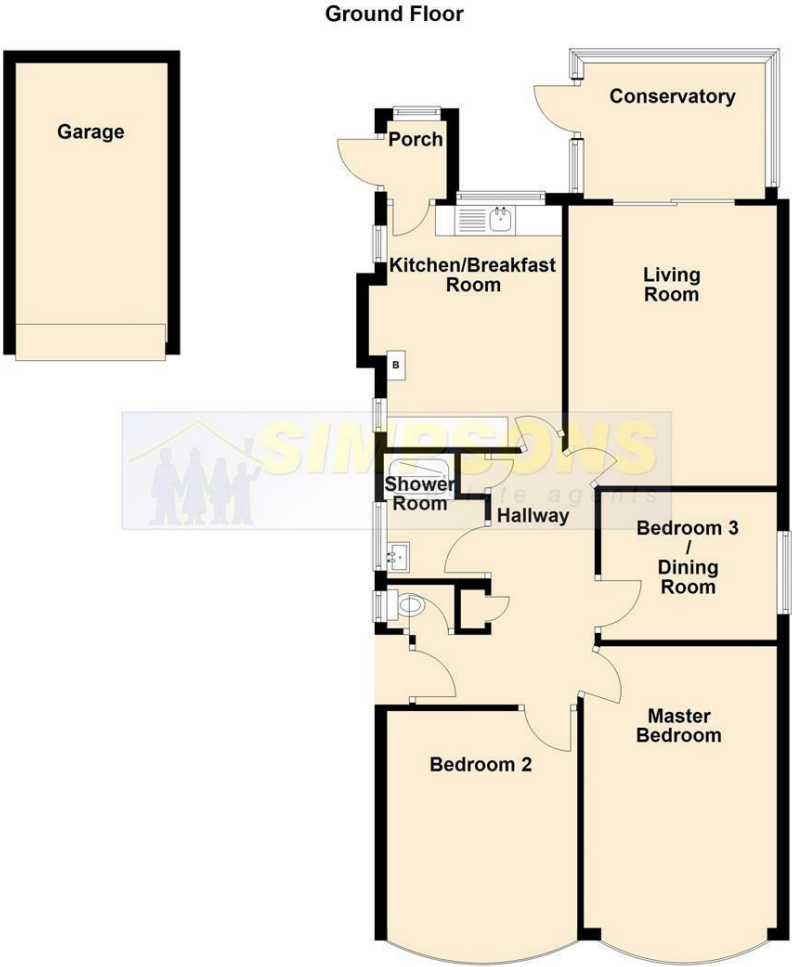
SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on
01202 532556

sales@simpsonsestateagents.com
www.simpsonsestateagents.com

Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

