

FREEHOLD



Bungalow - Detached

**I HARBECK ROAD,
BOURNEMOUTH,
BH8 0AH**

Asking Price

£407,000

FEATURES

- THREE BEDROOMS
- LARGE REAR GARDEN
- POPULAR ROAD
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARAGE
- LARGE LOUNGE DINER



3 Bedroom Bungalow - Detached located in Bournemouth

ENTRANCE

Smooth plastered walls and ceiling, radiator, built-in storage, loft hatch, wood effect flooring, doors leading to all primary rooms.

BEDROOM 1

10'9" x 9'6"

A very nice size room with built-in wardrobes, triple radiators, carpet flooring, high level Upvc window to side aspect, large Upvc bay window to the front aspect.

BEDROOM 2

12'9" x 8'10"

A generous second bedroom with built-in wardrobes, carpet flooring, Upvc window to the side aspect, radiator.

BEDROOM 3

8'10" x 7'6"

A very nice third bedroom. Upvc window to the front aspect, carpet flooring, Upvc window to front aspect.

BATHROOM

7'6" x 6'2"

Modern bathroom with tiled splashback, wood effect flooring, bath, low level WC, hand basin, radiator, Upvc window to the side aspect.

LOUNGE

13'9" x 11'1"

A very generous lounge with decorative twin windows to side aspect, feature fireplace, carpet flooring, radiator, opening into the dining area.

CONSERVATORY/DINING AREA

11'1" x 8'6"

The conservatory/dining area has carpet flooring, radiator, Upvc windows to the rear aspect, French style doors offering direct access onto the rear garden.

KITCHEN

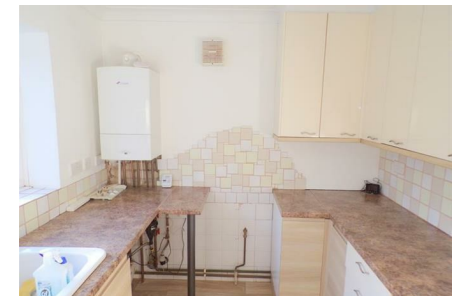
11'1" x 7'10"

A well appointed kitchen (which would benefit from some updating) has a large selection of wall and floor mounted units, wood effect flooring, tiled splashback, spaces for white goods. Upvc window to rear aspect, door offering direct access to the rear garden.

OUTSIDE SPACE

The front is laid to lawn with a selection of flower beds and mature shrubs, a small brick wall to the front and a long driveway leading to the detached garage and the rear garden.

The rear garden is of a generous size and has a southerly aspect with lawn and flower beds and a selection of mature shrubs.





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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	80
(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.

