

FREEHOLD



House - Semi-Detached

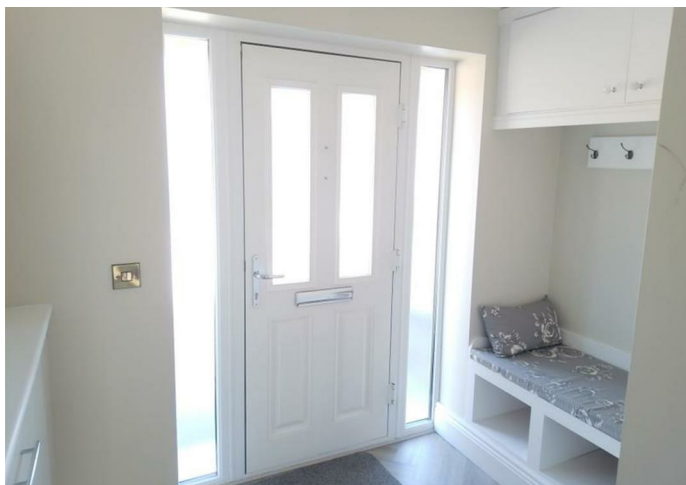
43 HEATHER CLOSE, BOURNEMOUTH, BH8 0ER

Offers In The Region Of

£385,000

FEATURES

- 4 BEDROOMS
- NO ONWARD CHAIN
- DOWN STAIRS SHOWER ROOM
- RE-MODELLED GROUND FLOOR
- STUNNING BATHROOM
- AMPLE PARKING
- LOW MAINTANCE REAR GARDEN



4 Bedroom House - Semi-Detached located in Bournemouth

ENTRANCE

On entering this superb home via a modern style composite front door with glazed side panels. You are welcomed into a light and spacious hallway with a storage cupboard, seating and coat hanging area, smooth plastered walls and ceiling, radiator, Karndean flooring in grey, doors leading to all primary rooms and stairs leading to the first floor.

SHOWER ROOM

A wonderful addition this fine home is the ground floor shower room. Fully tiled walls and flooring, low level Wc, hand basin, large corner shower, heated towel rail, extractor fan, smooth ceiling with down lights.

STUDY / BEDROOM 4

11'3" x 8'3"

A wonderful room with carpet flooring, built in storage, smooth plastered walls and ceiling, radiator, Upvc sliding patio doors that offers access to the rear garden.

LOUNGE-DINER

20'8" x 10'8"

A truly generous room flooded with natural light from the side aspect window and from the large set of sliding patio doors to the rear aspect, karndean flooring, fantastic media wall with built in storage, radiator, smooth plastered walls and ceiling.

KITCHEN

10'8" x 8'10"

A well appointed modern kitchen with a full selection of wall and floor mounted units in a light grey with polished chrome handles, marble effect work tops and

splash back, Upvc window to the front aspect, spaces for a selection of white goods, tiled flooring. smooth ceiling, gas hob, electric fan oven and extractor unit.

LANDING

Textured ceiling, loft hatch with fitted ladder, doors leading to all primary rooms, over stair storage.

BEDROOM 1

11'5" x 11'2"

Carpet flooring, radiator, Upvc window to the rear aspect, ample space for a good selection of bedroom furniture

BEDROOM 2

11'2" x 8'10"

A generous second bedroom, Upvc window to the front aspect, carpet flooring, radiator ample space for a good selection of bedroom furniture.

BEDROOM 3

8'7" x 8'2"

A larger than average third bedroom with textured ceiling, radiator, Upvc window to the rear aspect,

BATHROOM

A stunning family bathroom with fully tiled walls and ceiling in grey, low level Wc, hand basin with vanity storage, bath with shower and glazed screen, heated towel rail, extractor fan, smooth ceiling with down lights, Upvc window to front aspect,

OUTSIDE SPACE

The front is laid to tarmac offering parking for two-three vehicles, gate to the rear garden. The rear garden is designed for low maintenance with Astro turf and composite decking, boarded with 6ft fencing and with a southerly aspect.

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

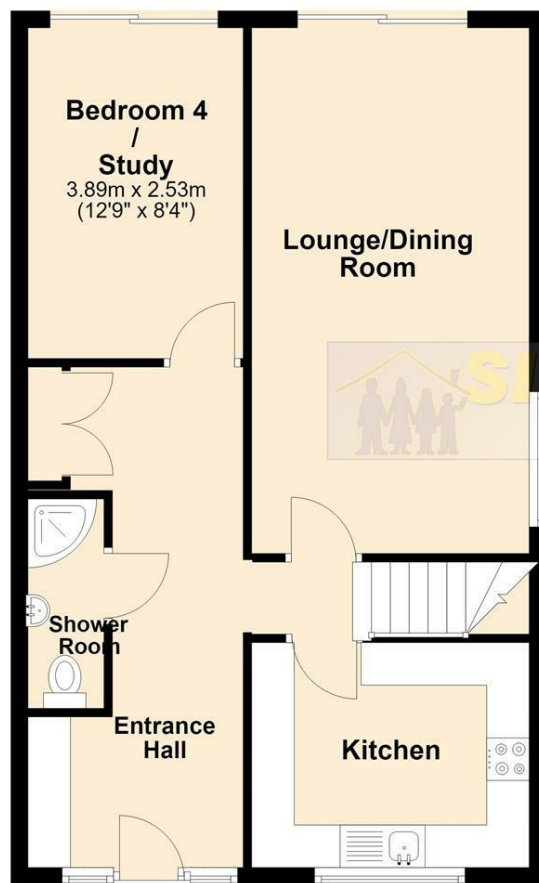
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Council Tax Band

C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			73
(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.

