

FREEHOLD



House

39 CHARLTON CLOSE, BOURNEMOUTH, BH9 3PS

Asking Price

£309,950

FEATURES

- MODERN HOME
- MODERN KITCHEN
- SUNNY REAR GARDEN
- FGCH ,NEW BOILER
- POPULAR ROAD
- TWO DOUBLE BEDROOMS
- UPVC WINDOWS WITH FITTED SHUTTER BLINDS
- PARKING



2 Bedroom House located in Bournemouth

ENTRANCE PORCH

Upvc glazed door, textured ceiling, smooth plastered walls, secondary door leading into the spacious lounge /diner.

LOUNGE

18'8" x 12'5"

A splendid room, light and bright with a large Upvc window to the front aspect with fitted shutter blinds, textured ceiling with coving, fireplace, radiator, carpeted flooring, stairs leading to first floor accommodation.

KITCHEN

12'5" x 8'6"

A very well appointed kitchen with a large selection of wall and floor mounted units in white gloss and marble effect worktops, wood effect flooring, Gas hob, electric fan oven, extractor fan, spaces for a selection of white goods, modern boiler positioned within the kitchen area, Upvc window and door onto the rear aspect.

FIRST FLOOR LANDING

Doors leading to all primary rooms, textured ceiling, loft access. The loft is fully boarded and insulated.

BEDROOM 1

12'5" x 10'5"

A very generous master bedroom with textured ceiling, smooth plastered walls, carpet flooring, radiator, built-in wardrobes, Upvc window with fitted shutter blinds to the front aspect.

BEDROOM 2

12'5" x 8'2"

A delightful double bedroom with a large built-in storage cupboard, textured ceiling, smooth walls, carpet flooring, ample space for bedroom furniture, Upvc window with fitted shutter blinds to rear aspect.

BATHROOM

7'6" x 4'7"

A modern bathroom with part-tiled walls and splashback, wood effect flooring, hand basin, low level Wc, bath with shower attachment, radiator. extractor fan.

OUTSIDE SPACE

The property is accessed via a path leading to the front door. The front garden is laid to shingle with a wooden picket fence. The rear garden is laid to lawn with 6ft fencing, a shed and gate to the rear offering access to the allocated parking area.





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



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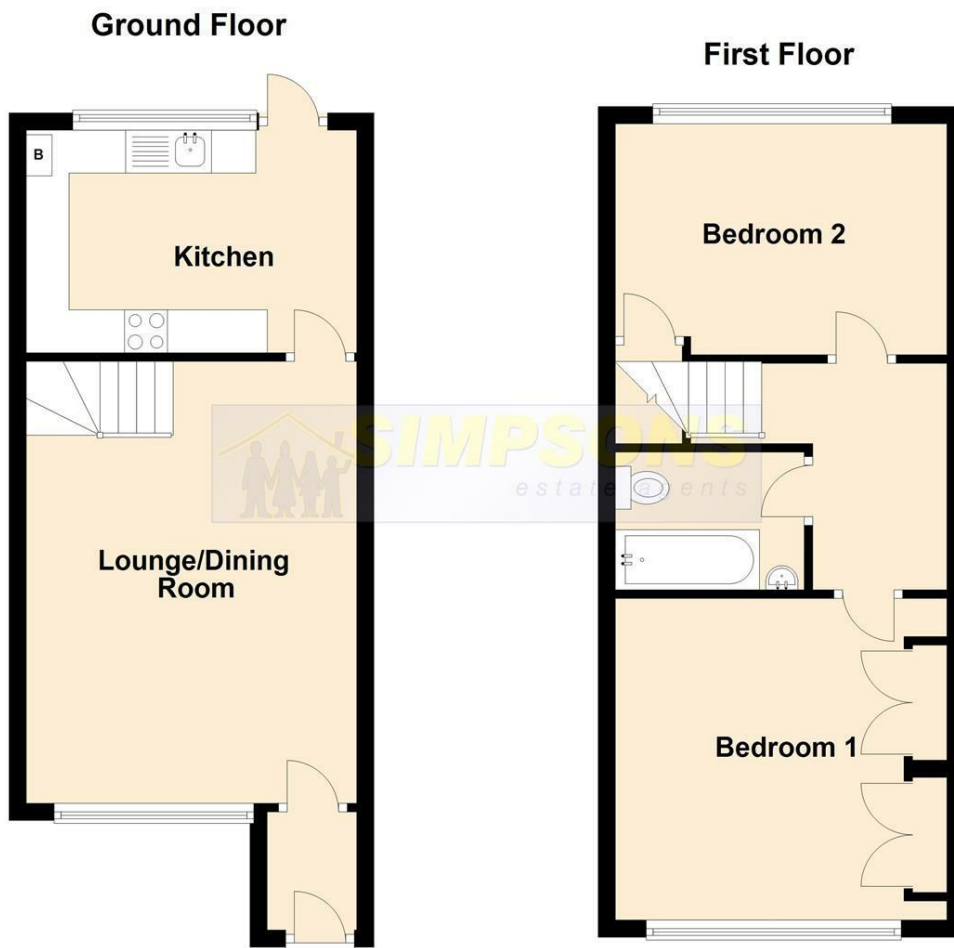
01202 532556

sales@simpsonsestateagents.com

www.simpsonsestateagents.com

Council Tax Band

C



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

