

FREEHOLD



Bungalow - Detached

# 18 CRAIGMOOR AVENUE, BOURNEMOUTH, DORSET, BH8 9LW

Asking Price

£490,000

## FEATURES

- STUNNING QUEENS PARK LOCATION
- BUILT BY HARRY J PALMER
- TWO DOUBLE BEDROOMS
- MODERN DECORATION
- OAK PARQUET FLOORING
- UPVC WINDOWS
- GARAGE
- SOUTH WESTERLY REAR GARDEN



# 2 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE HALLWAY

On entering this wonderful bungalow via a modern Upvc front door, you are welcomed into light bright and spacious hallway with smooth plastered walls and ceiling with ornate plaster coving, radiator, loft hatch, storage cupboard, doors leading to all primary rooms with wonderful parquet flooring.

## LOUNGE

15'1" x 13'9"

A superb light and bright room with smooth plastered walls and ceiling, coving, twin stained glass windows to the side aspect with secondary glazing, feature fire surround, Upvc sliding patio doors with glazed side panels offering direct access onto the rear garden, carpet flooring, radiator.

## KITCHEN

11'9" x 11'1"

A very well appointed kitchen with a selection of wall and floor mounted units in a light oak finish with stone effect worktops, tiled splash back, gas hob with extractor fan, high level twin oven, stainless steel sink, integrated under the counter fridge and freezer and a full size dish washer, space for a washing machine. Original polished concrete flooring, Upvc windows to side and rear aspects with a Upvc door leading into the conservatory.

## CONSERVATORY

12'9" x 9'10"

A delightful conservatory facing the sunny and private rear garden with tiled flooring, radiator, polycarbonate roof, French style doors leading onto the garden and further Upvc door leading on to the driveway and leading to the garage.

## MASTER BEDROOM

18'0" x 10'9"

A splendid and generous sized master bedroom with smooth plastered walls and ceiling, coving, radiator, fitted wardrobes, large Upvc bay window to the front aspect, stylish Parquet flooring.

## BEDROOM 2

15'1" x 10'9"

A splendid and larger than usual size second bedroom with smooth plastered walls and ceiling, coving, radiator, fitted wardrobes, large Upvc bay window to the front aspect, stylish Parquet flooring.

## BATHROOM

8'2" x 7'2"

A very well presented bathroom with smooth ceilings, dual Upvc window to the side aspect. radiator, tiled walls and flooring, separate shower cubical. hand basin with vanity storage, low level Wc, bath with shower attachment and separate taps.

## OUTSIDE SPACE

The front of the property is laid to lawn with a path leading the front door, flower beds with mature shrubs, small brick wall the front, long driveway offering parking for up to 4 cars leading to the detached garage. The rear garden is of a south westerly and private aspect with a selections of mature shrubs and flower beds, shed with water butts, patio seating area, door leading into the garage The garage has a pitched roof with power and lighting, manual up and over door.







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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.

