

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**16 ELISE CLOSE, BOURNEMOUTH, DORSET,
BH7 7HQ**
Asking Price

£325,000

3 Bedroom House - Semi-Detached located in Bournemouth

*****NO ONWARD CHAIN***** SIMPSONS ESTATE AGENTS are delighted to bring to the market this very spacious three bedroom semi-detached family home located in a truly sought after cul-de-sac on the ever popular Castle Dene development being within easy reach to BSG, BSB, JP Morgan and Royal Bournemouth Hospital. The property is well presented throughout but would now benefit from some internal upgrades . The house is located within an easy and level walk to the local shops and transport links, countryside and river walks. Other benefits include a larger than average garden with the potential to extend (STPP), a very useful entrance porch. viewing is highly recommended to appreciate this most lovely home.

Entrance Hall

3'3" x 4'3"

Upvc door, textured ceiling, Upvc window to side aspect, opens into the lounge.

Lounge

14'1" x 15'5"

Stairs leading from the lounge to first floor, wood effect flooring, textured ceiling, under stair storage, fire place ,Upvc window to the front aspect, door leading to the kitchen.

Kitchen

8'6" x 13'9"

Kitchen breakfast room is delightfully bright with a selection wall and floor mounted units, wood effect flooring, textured ceiling, spaces for a selection of white goods. extractor fan tiled splash back twin Upvc windows to the rear aspect ,Upvc door offering direct access to the rear garden.

Landing

Textured ceiling ,Upvc window to side aspect, loft access , doors leading to the accommodation.

Bedroom 1

8'2" x 11'2"

Bedroom 1, textured ceiling, built in storage, radiator, Upvc window to the rear aspect.

Bedroom 2

8'2" x 11'2"

Bedroom 2 , A good size bedroom with textured ceiling. radiator, fitted wardrobes .Upvc window to front aspect.

Bedroom

5'11" x 9'6"

Bedroom 3 , Textured ceiling, radiator. built in storage Upvc window to the front aspect.

Bathroom

5'11" x 6'3"

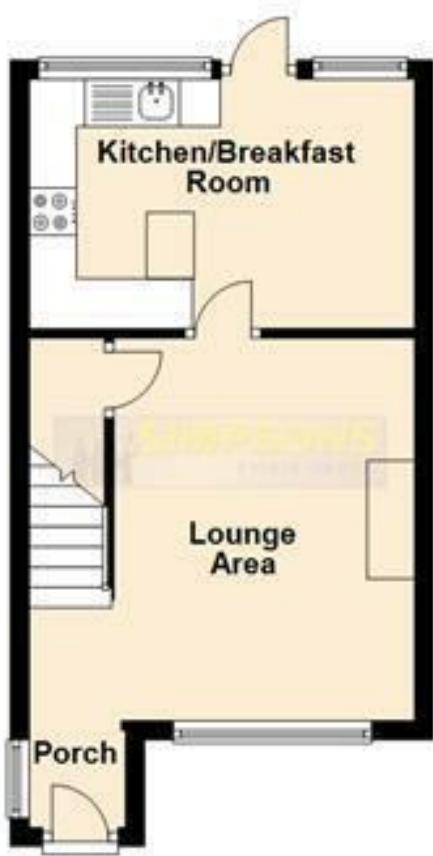
Low level WC, bath, hand basin, wood effect , tiled splash back. Upvc window to side aspect, heated towel rail.

Outdoor Space

The front garden is laid to lawn boarded with shrubs and flower beds, tarmac driveway leading to the garage , side gate to the impressive rear garden. The rear garden has a sunny aspect with lawned and patio area, mature shrubs, Modern semi detached brick built garage with a manual up and over door. The garden allows the potential to extend the house to the rear or side aspects (STPP).



Ground Floor



First Floor

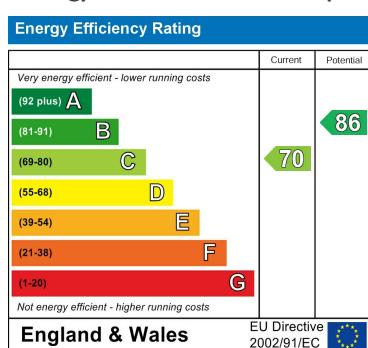


To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

C

Energy Performance Graph



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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.