House - Detached

7 GRESHAM ROAD, BOURNEMOUTH, BH9 1QR

£475,000

FEATURES

- DECEPTIVLEY SPACIOUS
- MODERN KITCHEN
- MODERN BATHROOM/SHOWER
- PRIVATE AND TRANQUIL GARDEN
- 3 DOUBLE BEDROOMS
- LARGE LOUNGE DINING AREA
- CLOAKROOM
- CLOSE TO POPULAR AND SOUGHT AFTER SCHOOLS

3 1 2

SIMPSONS estate agents

3 Bedroom House - Detached located in Bournemouth

ENTRANCE HALLWAY

On entry to the property via a Upvc glazed front door with glazed side panels, on entry to the generous hallway with wood effect flooring, smooth ceilings, coving and radiator. stairs leading to the first floor accommodation and doors leading to the ground floor accommodation.

CLOAKROOM

6'10" x2'3"

Smooth ceilings, coving, tiled walls and flooring, hand basin, and low modern WC , Upvc window to the side aspect.

LOUNGE DINER

28'2" x 12'9" max

Entry to the impressive lounge diner via double internal doors. Textured ceilings and coving, wood effect flooring, feature fireplace, radiator, large Upvc window to the front aspect, into the dining area with wood effect flooring, Upvc door gaining access to the...

CONSERVATORY

11'5" x 9'10"

Conservatory with Poly carbonate roof, tiled flooring, Upvc doors access to the rear garden, conservatory is built on a brick foundations, also with a radiator.

KITCHEN

12'9" x 10'2"

A well appointed kitchen, with smooth ceilings, tiled splashback, high level oven , integrated dishwasher, integrated fridge freezer, a full selection of floor and wall units, gloss cream with polished chrome handles, stone effect work surfaces, electric hob, breakfast bar, window to the rear aspect ,Upvc door giving access to the rear garden.

LANDING

A very generous landing, Upvc window to the side aspect, plastered walls and ceilings, large storage cupboard, airing cupboard, housing the hot water tank, and loft access.

BEDROOM 1

14'9" x 12'9"

A splendid very generous size bedroom, smooth plastered walls and ceilings, coving, radiator, ample space for a large selection of bedroom furniture, Upvc window to the front aspect.

BEDROOM 2

12'9" x 11'1"

A further generous size double bedroom with radiator and smooth plastered walls and ceiling, coving, ample space for bedroom furniture, Upvc window to the rear aspect.

BEDROOM 3

10'2" x 7'2"

A generous size third bedroom , smooth plastered walls and ceiling, wood effect flooring, radiator, Upvc window to the front aspect, and space for bedroom furniture.

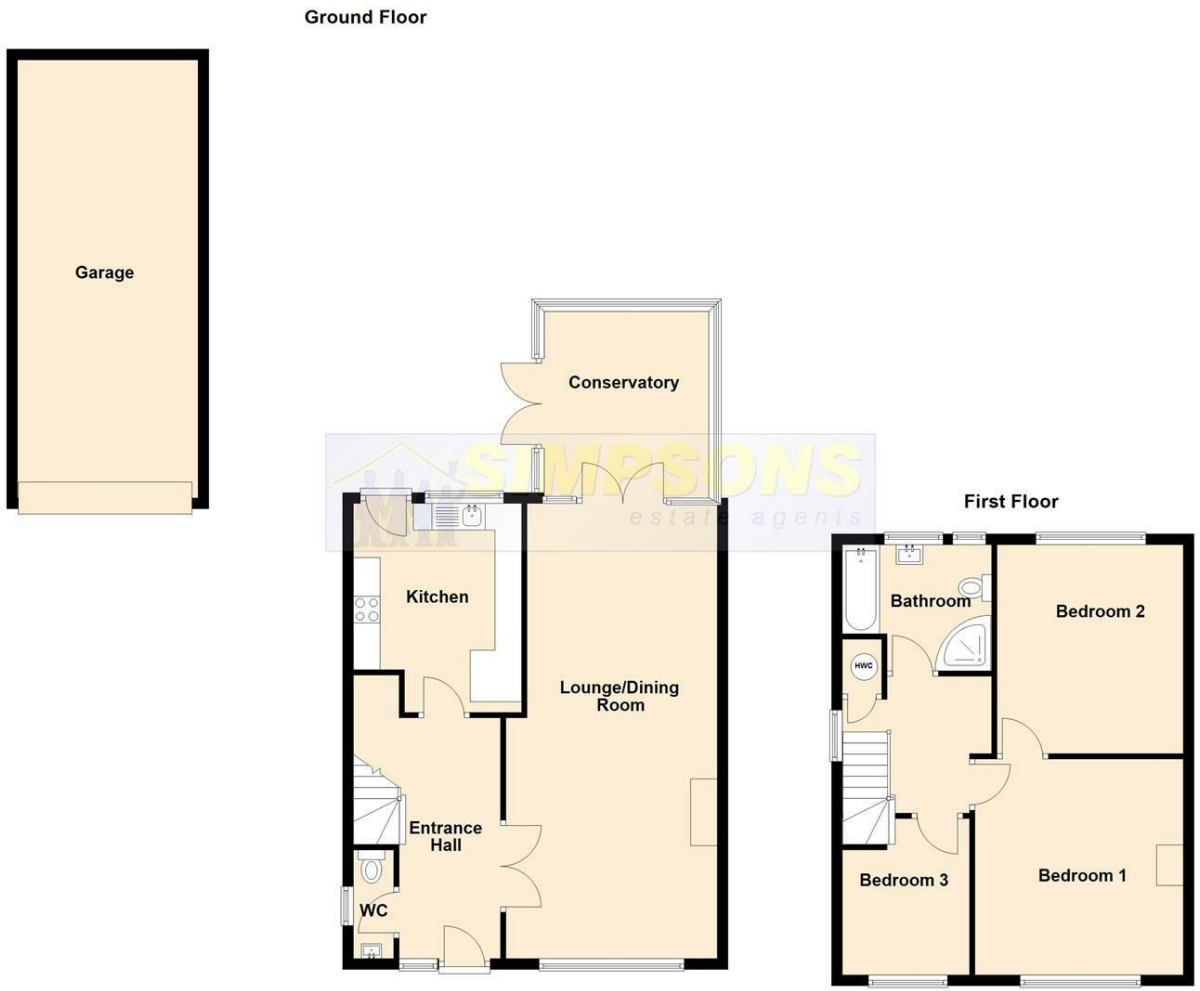
BATHROOM

8'6" x 6'2"

A well appointed and modern bathroom, with separate corner shower cubicle, separate bath, modern low level WC, hand basin with vanity storage, tiled walls , gloss tiled flooring, heated towel rail, and twin Upvc windows to the rear aspect allowing the room to let in all the natural light.

OUTSIDE SPACE

The front of the property is laid to lawn with a brick wall to the front boarder, block paved driveway, leading through to the car port and the generous size garage, and a sensational rear garden with seating and a patio area. Selection of mature shrubs and boarders, all offering tranquil and privacy.



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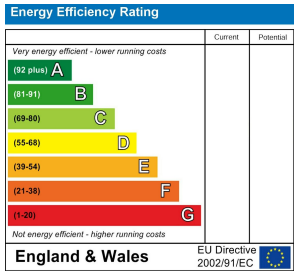

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements