

FREEHOLD



Bungalow - Detached

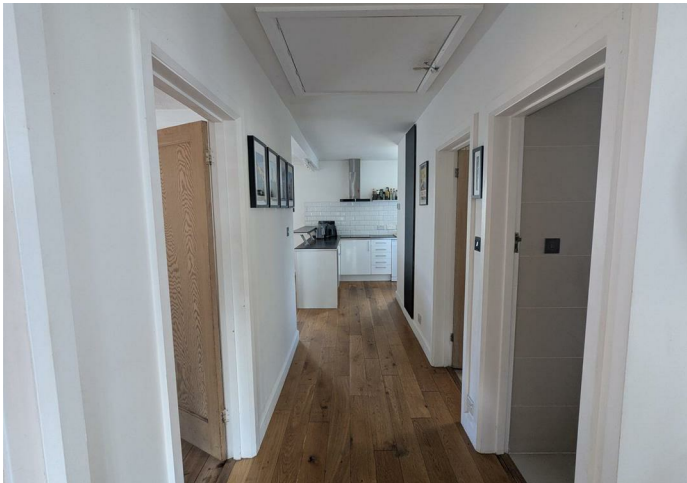
# 12 NEWMORTON ROAD, BOURNEMOUTH, BH9 3NU

Offers Over

## £375,000

### FEATURES

- TWO/THREE BEDROOMS
- UPVC WINDOWS
- SEPARATE WC
- GENEROUS REAR GARDEN
- MODERN KITCHEN
- MODERN BATHROOM
- NO ONWARD CHAIN



# 2 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

On entering the property via a Upvc front door with glazed inlays, you are welcomed into a light and bright hallway with natural wood flooring, radiator, loft hatch which leads to an extensive boarded loft area with high pitched roof, Velux window and gas fired central heating boiler. Smooth plastered walls and ceiling, doors leading to all primary rooms.

## LOUNGE

12'5" x 11'1"

Into the light and bright open plan lounge living area, with smooth plastered walls and ceiling, coving, wood flooring, radiator, Upvc door with glass side panels offering access to the generous rear garden.

## KITCHEN

11'5" x 7'2"

A well appointed kitchen with tiled splash back, floor mounted units in white, stone effect work tops, electric hob with extractor fan, stainless steel sink, ample space for a selection of white goods, high level oven built in storage. Upvc window to rear aspect.

## MASTER BEDROOM

12'9" x 12'1"

A wonderful and spacious master bedroom with a feature wall in natural brick, wood flooring, radiator, large Upvc bay window to the front aspect offering a generous amount of natural light with fitted blinds, ample space for bedroom furniture.

## BEDROOM 2

12'9" x 10'5"

A further generous bedroom with fitted wardrobes, carpet flooring, radiator, smooth plastered walls and ceiling, picture rail, large Upvc bay window to the front aspect with fitted blinds.

## BEDROOM / DINER

11'9" x 8'2"

A delightful room currently used as the dining room but has been a third bedroom in the past, textured walls and ceiling, wood flooring, radiator, Upvc window to the side aspect.

## BATHROOM

5'6" x 5'6"

Fully tiled walls and flooring in gloss marble style, hand basin with vanity storage, shower with a rain full shower head, heated towel rail, smooth ceiling with down lights.

Upvc window to the side aspect.

## WC

Modern low level WC, fully tiled walls and flooring, smooth ceiling, Upvc window to the side aspect.

## OUTSIDE SPACE

The front has a good size tarmac drive offering parking for 2/3 cars, small wall to the front boundary, gate to the side offering access to the rear garden.

The rear garden is a gardeners delight with a large selection of mature shrubs and raised flower beds, decking and patio area all boarded with secure fencing.

## 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.





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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

