

FREEHOLD



House - Detached

21 HAZELTON CLOSE, BOURNEMOUTH, DORSET, BH7 7JF

Asking Price

£425,000

FEATURES

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- TWO WCs
- GARAGE
- HIGHLY SOUGHT AFTER ROAD



3 Bedroom House - Detached located in Bournemouth

HALLWAY

On entry into the property via a Upvc door with ornate glazed inlay into the Hallway with textured ceiling, coving and radiator. Stairs leading to the first floor landing, door leading to the cloakroom and primary accommodation.

CLOAKROOM

4'7" x 265'8"

The downstairs Cloakroom has a textured ceiling, coving, part-tiled walls, hand basin, low level Wc, radiator, Upvc window to the front aspect.

LOUNGE

14'4" x 13'1"

Into the Lounge. textured ceiling, radiator, coving, fireplace, Upvc window to the front aspect and archway through to the Dining Room.

DINING ROOM

9'6" x 8'2"

The Dining Room has a textured ceiling, coving, radiator, wood effect flooring, French doors onto the rear garden.

KITCHEN

9'6" x 7'8"

Into the Kitchen, storage cupboard, a good selection of floor and wall mounted units in a light wood, spaces for a selection of white goods, Gas hob, extractor fan, stainless steel sink, Upvc to the rear aspect, Upvc door giving direct access to the rear garden.

LANDING

Upstairs landing with loft access, textured ceiling and coving, window to the side aspect and doors leading to primary accommodation.

MASTER BEDROOM

12'11" x 9'6"

Into Bedroom 1, textured ceiling, coving, built-in wardrobes, radiator, Upvc window to the front aspect.

BEDROOM 2

9'6" x 9'3"

Into Bedroom 2. Generous size double, textured ceiling, built-in wardrobes, coving radiator, Upvc window to the rear aspect.

BEDROOM 3

9'3" x 6'7"

Textured ceiling, coving, built-in cupboard, radiator, Upvc window to the front aspect.

BATHROOM

6'7" x 5'6"

Bathroom has tiled walls with part pattern detail, bath with overhead shower and shower screen, low level Wc, hand basin with vanity unit, radiator, carpeting. Upvc window to rear aspect,

OUTSIDE SPACE

The rear of the property is mainly laid to lawn with a selection of seating and patio areas, bordered with 6' fence panels, large shed and door offering access into the

single garage. The garage has an up and over door with power and lighting.
Outside front, tarmac driveway with parking for two cars, area of lawn, shrubs and flower beds.



Call us on

01202 532556

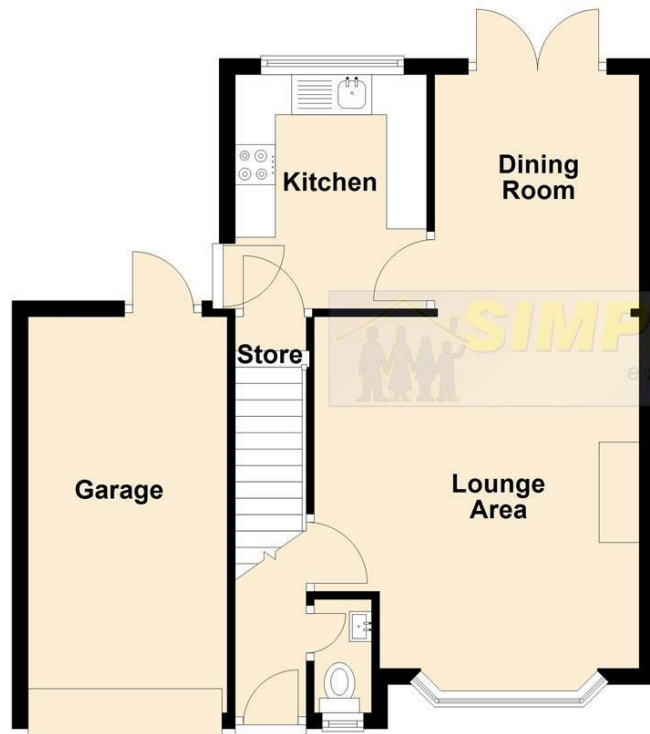
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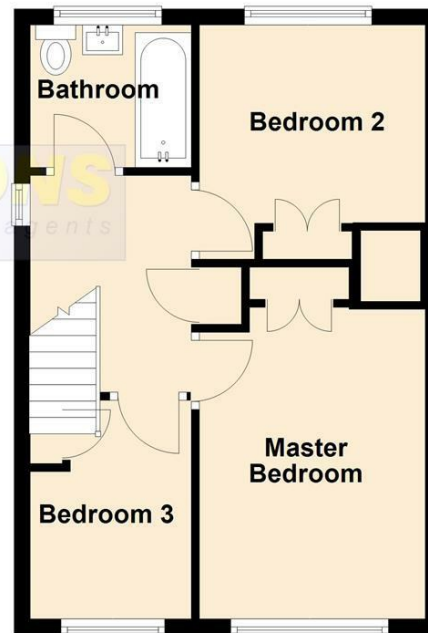
Council Tax Band

C

Ground Floor



First Floor



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		
		85
	69	
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.

