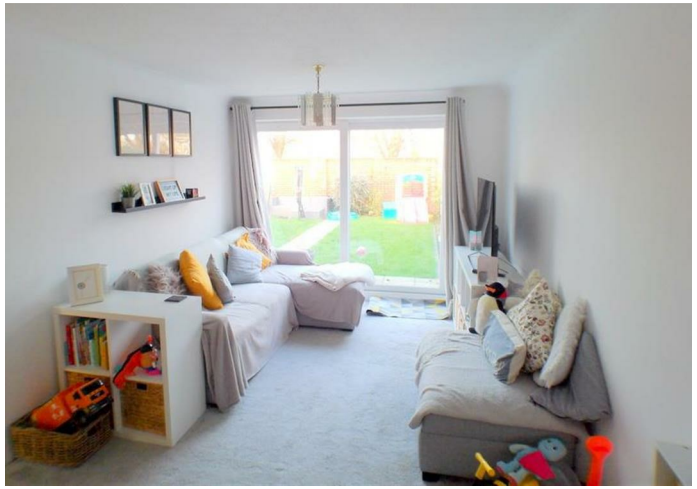

House - End Terrace

26 COX CLOSE, BOURNEMOUTH, DORSET, BH9 3LT

Asking Price

£334,950

FEATURES

- THREE BEDROOMS
- DRIVEWAY
- MODERN ELECTRIC HEATING
- NO ONWARD CHAIN
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN
- LOUNGE DINER
- HIGHLY SOUGHT AFTER ROAD

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SIMPSONS estate agents

3 Bedroom House - End Terrace located in Bournemouth

ENTRANCE

On entering the hallway via a Upvc front door with glazed inlay you have the stairs leading to the first floor accommodation
secondary door leading into the Lounge area.

LOUNGE DINER

19'0" x 14'1" max
Door leading into the most generous lounge diner with textured ceiling, carpet flooring ,modern wall mounted electric heater, large under stair storage cupboard, sliding Upvc doors onto the rear garden.

KITCHEN

9'8" x 7'4"
A very well appointed kitchen with a selection wall and floor mounted units in a light wood with stone effect work tops, stainless steel sink, tiled flooring, Upvc window to the rear aspect, spaces for a selection of white, under stair storage.

LANDING

Textured ceiling, loft hatch, storage cupboard housing the hot water tank, airing cupboard, doors leading to all primary rooms.

BEDROOM 1

11'2" x 10'4"
A delightful master double bedroom with textured ceiling, coving, modern wall mounted electric radiator, large fitted storage cupboard ,Upvc window onto the rear aspect.

BEDROON 2

9'4" x 7'6"
A further good size bedroom with textured ceiling, carpet flooring ,space for a selection of bedroom furniture, Upvc window to front aspect.

BEDROOM 3

12'4" x 6'11"
A very generous third bedroom with carpet flooring, Upvc window to front aspect, wall mounted electric radiator, textured ceiling ,smooth plastered walls.

BATHROOM

6'7" x 5'5"
Fully tiled walls and bath splash back, tiled effect flooring, modern low level WC, hand basin with vanity storage, bath and shower attchemnet, Upvc window to rear aspect.

OUTSIDE SPACE

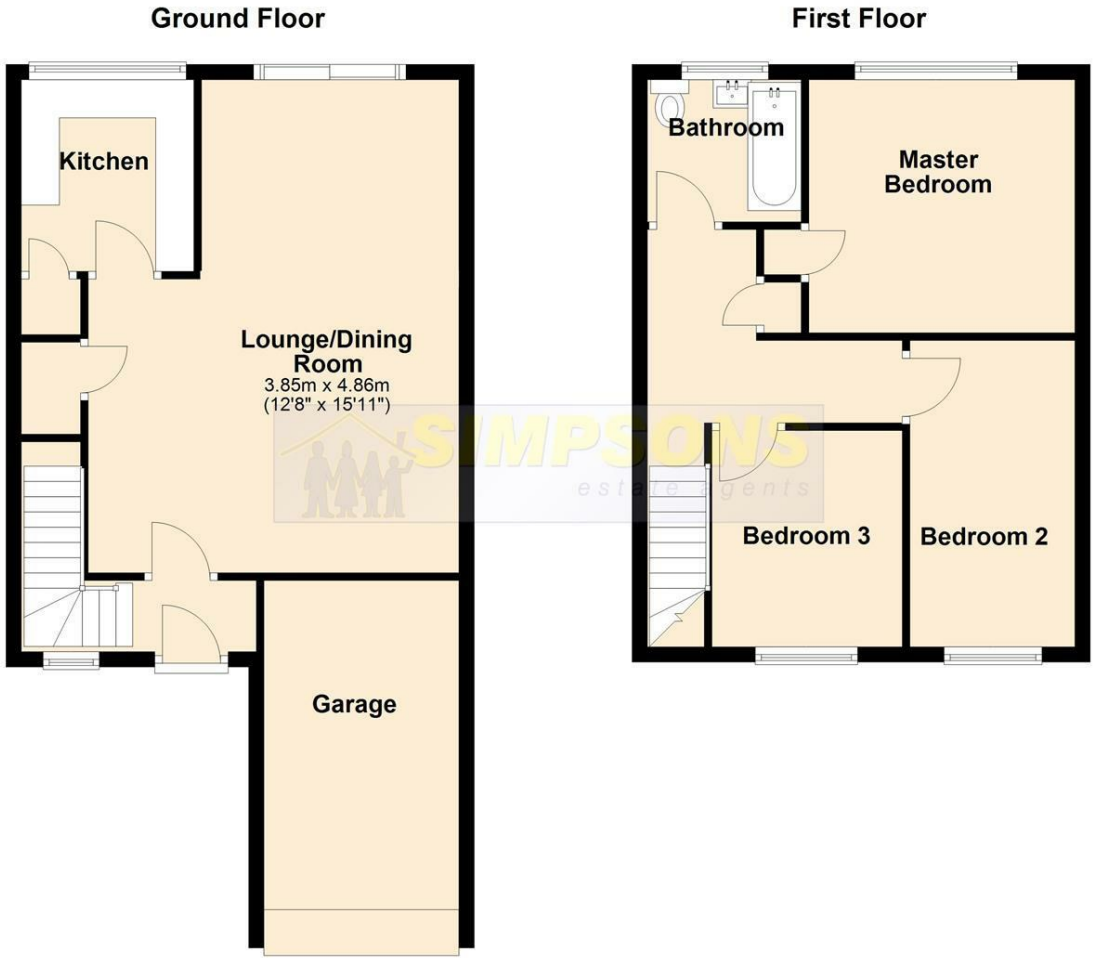
The front of the property has long drive offering parking for a number of cars and to the integrated garage with power and lighting ,manual up and over door. the front garden is laid to lawn with a selection of mature shrubs, side gate for access's to the rear garden.The rear garden is laid to lawn with a patio seating area, and boarded with a 6ft wall and fence panels.

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.

OH HEY!



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Council Tax Band

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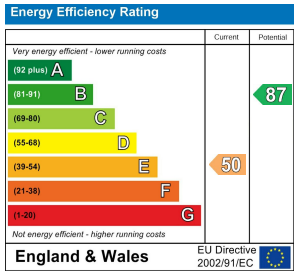

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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