

FREEHOLD



Bungalow - Detached

**49 CASTLE LANE  
WEST,  
BOURNEMOUTH,  
DORSET, BH9 3LH**

Price Guide

**£350,000**

#### FEATURES

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- PLANNING PERMISSION GRANTED FOR A LOFT CONVERSION AND A REAR EXTENSION.
- OFF ROAD PARKING
- LARGE REAR GARDEN
- FGCH



# 3 Bedroom Bungalow - Detached located in Bournemouth

## Entrance Hall

On entering the property via a modern style composite front door with glass inlay and side panels offering natural light into the light a bright hallway. The hallway has a radiator, smooth plastered walls and ceiling, doors leading to accommodation.

## Lounge

10'6" x 14'5"

A delightful room with textured ceiling, picture rail, radiator, smooth plastered walls, carpet flooring, Upvc French style doors with glass side panels offering direct access to the superb rear garden.

## Kitchen

10'6" x 12'6"

A very well appointed and modern kitchen with a full selection of wall and floor mounted units in cream with polished chrome handles, wood effect worktops, gas hob, electric fan oven extractor fan, integrated dishwasher, spaces for a selection of white goods, wood effect flooring, stainless steel sink, Upvc door to side access, Upvc window to rear aspect, smooth ceiling with LED downlights.

## Bedroom 1

10'6" x 15'1"

A superb size master bedroom room complemented by a large Upvc bay window to front aspect, ample space for bedroom furniture, coving and picture rails with smooth plastered walls.

## Bedroom 2

10'6" x 12'10"

A very generous second bedroom with twin Upvc windows to the side aspect, large Upvc bay window to the front aspect, radiator, smooth plastered walls, coving and a picture rail.

## Bedroom 3

10'6" x 10'10"

A further double bedroom (or a dining room) adding to the superb space this bungalow offers, Upvc window to side aspect, smooth plastered walls, coving, radiator, space for a selection of bedroom furniture.

## Bathroom

6'3" x 9'2"

A modern bathroom with half tiled walls and splash back, tiled flooring, modern low level Wc, hand basin with vanity storage, heated towel rail. shower with a glazed shower screen, smooth walls and ceiling, extractor fan Upvc window to side aspect.

## Outdoor Space

The front of the property has a tarmac driveway for two /three vehicles, small brick wall to the front border with a hedge, side gate offering access to covered area that leads to the detached garage and the splendid rear garden which has a patio and seating areas and is mainly laid to lawn with a large selection of mature shrubs and flower beds.





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Council Tax Band

C



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (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>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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.

