



FREEHOLD

House - Detached

71 PRIORY VIEW ROAD, BOURNEMOUTH, DORSET, BH9 3JJ

Asking Price

£348,000

FEATURES

- THREE BEDROOMS
- GREAT POTENTIAL
- SOUGHT AFTER ROAD
- NO ONWARD CHAIN
- MODERN SHOWER ROOM
- GARAGE
- REQUIRES UPDATING



3 Bedroom House - Detached located in Bournemouth

ENTRANCE

On entering the property via a Upvc front door into the porch area, you are welcomed into a generous hallway with textured ceiling, radiator, understair storage and stairs leading to the first floor accommodation.

LOUNGE

14'1" x 11'9"

A light, bright and sizeable room with textured ceiling, fireplace, radiator, large Upvc bay window to the front aspect.

DINING ROOM

13'5" x 10'5"

A further generous reception room with a Upvc window to the rear aspect, radiator, textured ceiling. The room offers the option for a kitchen/diner or a larger lounge/diner by removing the party walls.

KITCHEN

8'6" x 8'2"

A well appointed kitchen with a selection of wall and floor mounted units in wood with stone effect worktops, tiled splashback, Gas hob, electric fan oven, larder space, modern gas fired boiler, Upvc window and door to the side aspect.

LANDING

Doors leading to accommodation. window to the side aspect, loft access.

MASTER BEDROOM

14'1" x 10'5"

A superb size master bedroom with textured ceiling, Upvc bay window to the front

aspect, radiator. The master bedroom offers ample space for a large selection of bedroom furniture.

BEDROOM TWO

14'1" x 10'5"

A delightful room with a Upvc bay window to the rear aspect, textured ceiling, carpet flooring, radiator.

BEDROOM THREE

8'2" x 8'2"

A larger than average third bedroom for this style of property. Upvc window to the front aspect, radiator, textured ceiling.

SEPARATE WC

Modern low level WC, hand basin, Upvc window to the side aspect.

SHOWER ROOM

8'2" x 5'2"

A superb double walk-in shower with marble effect splashback boards, wood effect flooring, heated towel rail, covered ceiling, Upvc window to rear aspect.

OUTSIDE SPACE

The front of the property is laid to lawn with a small wall to the front. drive leading to a detached garage and conjoined out buildings. The rear garden has a selection of mature flower beds and shrubs and is laid to lawn.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



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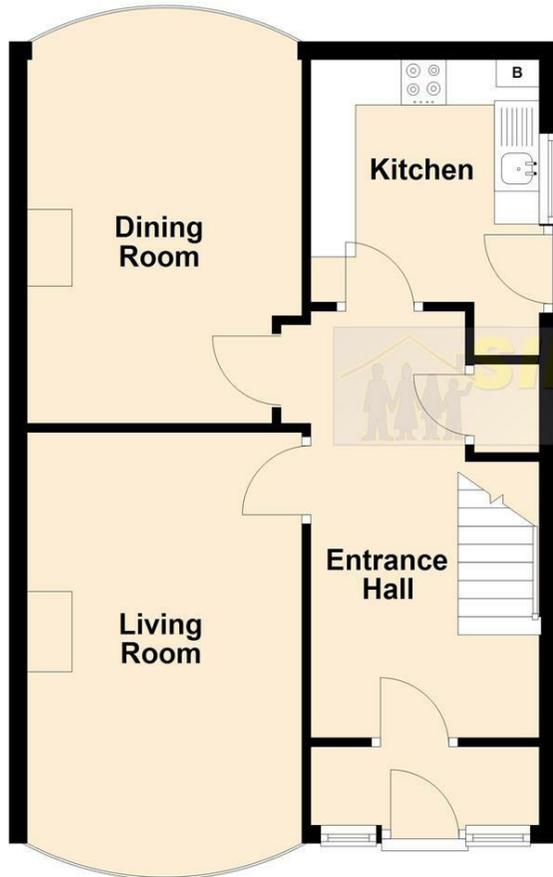
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Council Tax Band

C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

