

FREEHOLD



House - Detached

# 5 BROCKENHURST ROAD, BOURNEMOUTH, DORSET, BH9 3ER

## £399,950

### FEATURES

- NEW BOILER
- TWO RECEPTION ROOMS
- ORP
- POPULAR ROAD
- THREE BEDROOMS
- CLOAK ROOM
- GARAGE



# 3 Bedroom House - Detached located in Bournemouth

## PORCH

9'2" x 3'11"

On entering the porch via a Upvc front door you are welcomed into a truly useful area offering ample space for coats and shoes. textured ceiling, carpet flooring, doors leading into the cloakroom and the inner hallway.

## CLOAKROOM

6'6" x 2'7"

A well appointed cloakroom with textured ceiling, smooth walls, modern WC, hand basin. tiled flooring. Upvc window to side aspect, newly installed boiler that is positioned in the cloakroom.

## HALLWAY

A very generous hallway with carpet flooring, radiator, under stair storage, doors leading to all primary rooms and stairs leading to the first floor accommodation.

## RECEPTION 1

13'1" x 11'9"

A very nice size reception room, textured ceiling, carpet flooring, radiator, fire place. large Upvc bay window to the front aspect., twin high level windows to the side aspect .

## RECEPTION 2

12'5" x 10'9"

A light and bright room with light from the Upvc sliding patio doors offering direct access to the rear garden, twin high level windows to the side aspect. radiator, carpet flooring.

## KITCHEN

12'9" x 9'2"

A very well appointed kitchen with a large selection of wall and floor mounted units in a gloss white with stone effect worktops. tiled splash back, stainless steel sink. spaces for a selection of white goods, tiled flooring, Upvc window to the side and rear aspects, Upvc door offering access to the rear garden.

## LANDING

Upvc window to the side aspect. over stair storage, loft access

## MASTER BEDROOM

13'1" x 11'1"

A very generous size bedroom with a large Upvc bay to the front aspect, textured ceiling, picture rail. carpet flooring , radiator, ample space for bedroom furniture

## BEDROOM 2

12'1" x 10'9"

A further double bedroom with Upvc window to the rear aspect. radiator, carpet flooring, vanity sink.

## BEDROOM 3

10'2" x 7'6"

A larger than average third bedroom with carpet flooring, Upvc window to the front aspect, radiator,

## BATHROOM

7'6" x 7'6"

Separate bath and shower, hand basin, low level WC. part tiled walls , wood effect flooring. radiator, Upvc window to the rear aspect.

## OUTSIDE SPACE

The front is laid to shingle with a small brick wall to the front boarder, side driveway offering access to the garage and rear the garden, The rear garden is laid to lawn with a selection mature flower beds and shrubs, patio seating area and the detached garage.







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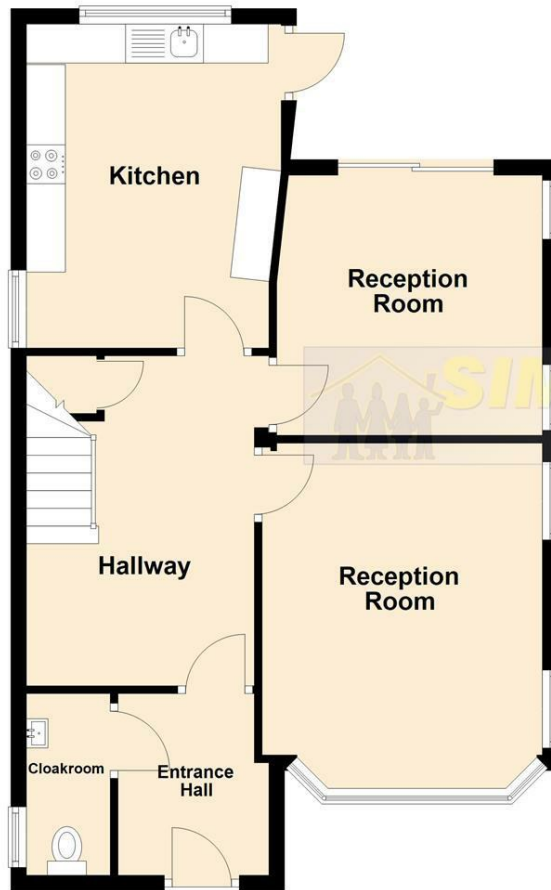
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Council Tax Band

D

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		
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.

