

FREEHOLD



House - Terraced

# 19 BROADLANDS CLOSE, BOURNEMOUTH, BH8 0PN

Asking Price

## £274,950

### FEATURES

- MODERN GAS CENTRAL HEATING
- MODERN KITCHEN
- CLOSE TO OPEN COUNTRYSIDE
- GARAGE
- VACANT, NO ONWARD CHAIN
- VERY WELL PRESENTED
- UPVC WINDOWS
- IDEAL FTB



 **SIMPSONS**  
estate agents

# 2 Bedroom House - Terraced located in Bournemouth

## ENTRANCE

Textured ceiling, radiator, doors leading to the ground floor accommodation, stairs leading to the first floor.

## KITCHEN

10'9" x 5'6"

A stunning and modern kitchen with a large selection of wall and floor units in a gloss cream with polished chrome handles. wood block effect worktops, Gas hob, electric fan oven, extractor fan, tiled splashback, stainless steel sink, integrated fridge/freezer, space for a washing machine, Upvc window to the front aspect.

## LOUNGE/ DINER

15'8" x 12'1"

A superb light bright and spacious room with textured ceiling, half papered walls, fireplace, large understair storage cupboard, , radiator, sliding patio doors leading on to the rear garden.

## LANDING

Textured ceiling, loft hatch which has ladder access with light, is partially boarded and ideal for further storage, large cupboard housing the Gas fired combination boiler.

## BEDROOM 1

11'9" x 9'6"

A generous double bedroom with a large built-in cupboard, textured ceiling, smooth plastered walls, radiator, Upvc window to front aspect.

## BEDROOM 2

12'1" x 8'10"

A further good size double bedroom with ample space a for a selection of bedroom furniture, textured ceiling, smooth plastered walls, radiator, Upvc window to the rear aspect.

## BATHROOM

6'6" x 5'6"

A stunning bathroom with fully tiled walls in white, modern low level Wc, hand basin, wood effect flooring, bath with shower screen and shower attachment, smooth ceiling and extractor fan, radiator and towel rail.

## OUTSIDE SPACE

Hard standing to the front, storage cupboard. The rear garden is to patio slabs with a garden shed all boarded with 6ft fencing and a rear gate offering access to the garage that is located in a nearby block.



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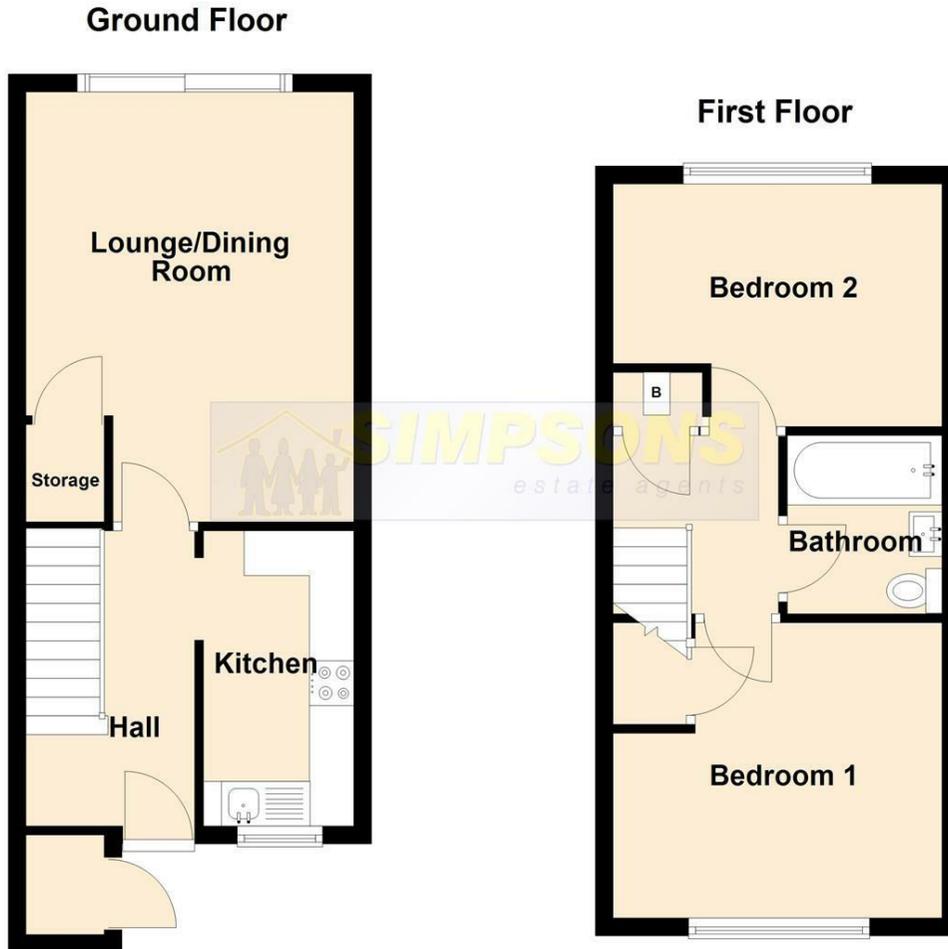
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Council Tax Band

**B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

