

FREEHOLD



Bungalow - Detached

# 12 BARROW ROAD, BOURNEMOUTH, DORSET, BH8 0HU

Asking Price

## £374,950

### FEATURES

- DECEPTIVELY SPACIOUS
- GARAGE
- DINING ROOM - BEDROOM THREE
- KITCHEN BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SUN ROOM
- SOUTHERLY REAR GARDEN
- DRIVEWAY



# 2 Bedroom Bungalow - Detached located in Bournemouth

## INTRODUCTION

Simpsons Estate Agents are delighted to bring to the market this sizable two - three bedroom detached bungalow with a generous south facing rear garden, sunroom, detached garage , wonderful kitchen breakfast room.The property offers potential for a loft conversion (STPP) in Barrow Road. The property is within easy reach of Castlepoint Shopping Centre , Bournemouth Hospital ,and JP Morgan all within easy access via Bournemouth's superb public transport links.

## ENTRANCE

Entering the porch via a Upvc front door,there is a further door offering access into a most sizable hallway with loft access, the loft of most generous size and offers the potential to extend (STPP) , radiator, textured ceilings and doors leading into all primary rooms.

## LOUNGE

17'0" x 11'9"

A delightful room flooded with light from a large Upvc bay window to front aspect and twin Upvc windows to the side aspect. textured ceiling, radiator, gas fire.

## DINING ROOM-BEDROOM 3

10'2" x 8'2"

Archway from the lounge into the dining room formally bedroom three, textured ceiling, coving, radiator, Upvc window to side aspect.

## MASTER BEDROOM

13'1" x 10'9"

A very generous master bedroom with fitted wardrobes,textured ceiling, Upvc bay window to the front aspect, stylish bay fitted radiator.

## BEDROOM 2

11'9" x 11'5"

A further generous size double bedroom with textured ceiling, ample built in storage, Upvc window to rear aspect.

## SHOWER ROOM

Corner shower with tiled walls, hand basin with tiled splash back, tiled flooring, heated towel rail ,Upvc window to side aspect.

## SEPARATE WC

Modern low level WC ,radiator, smooth plastered ceiling, Upvc window to side aspect .

## KITCHEN

13'5" x 10'9"

A very well appointed kitchen breakfast room with large selection of wall and floor mounted units in a light yellow ,wood effect worktops, stainless steel sink, tiled splash back, twin Upvc window to the side aspect, tiled effect flooring, ample space for a selection of white goods. door leading into the sun room.

## SUN ROOM

10'9" x 6'10"

A delightful room built in the 1970s, high level Upvc window to side aspect, French style doors with glass side panels leading onto the southerly rear garden.

## OUTSIDE SPACE

The rear garden a true delight with southerly rear aspect, patio seating area,lawn with a selection of flower beds and mature shrubs, detached block built garage all

boarded with block walls and 6ft fencing, gate offering access to front of the property.

The front of the property has a tarmac drive leading to side of the property, the front garden is lawned with a small brick wall to the front boundary with a selection flower beds.

#### 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.





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Council Tax Band

D

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

