



**Bramley Road,
Bournemouth, Dorset, BH10 5LU**

FREEHOLD PRICE OFFERS OVER £360,000

“A 1,400 sq ft and conveniently located family home offered with no onward chain”

This well proportioned and modernised four double bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has an enclosed rear garden, single garage and generous off road parking whilst tucked away in a pleasant cul-de-sac location and offered with no onward chain.

The current owners have modernised this light and spacious 1,400 sq ft family home. The accommodation is extremely versatile and the property must be viewed to be fully appreciated.

- 15' x 10' **Entrance hall**
- **Utility cupboard** with plumbing for washing machine
- Modern **kitchen** finished with wood block work surfaces, Range master cooker with extractor canopy above, integrated dishwasher, integrated fridge and freezer, double glazed window overlooking the rear garden and double glazed stable door leading out onto the side driveway
- **Dining room** with double glazed sliding patio doors leading out into the rear garden, stairs rising to the first floor
- **Lounge** with double glazed bay window to the front aspect flooding this room with lots of natural light
- Good size ground floor **double bedroom** with double glazed window to the front aspect
- Additional ground floor **double bedroom** with a double glazed window to the side aspect
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with shower over, WC, wash hand basin with vanity storage beneath, tiled floor

First Floor

- 13' Dual aspect **double bedroom** with fitted wardrobes and storage cupboard
- Additional dual aspect **double bedroom** with access into the eaves for storage
- Re-fitted **shower room** finished in a stylish white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath
- The **rear garden** measures approximately 40' in length and has been landscaped for ease of maintenance. Adjoining the rear of the property there is a decked seating area with a good size area of artificial lawn. At the far end of the garden there is a gravelled seating area. Also within the garden there is a garden store and timber garden shed
- A front **driveway** provides generous off road parking. The front fence is removable which provides easy vehicle access
- Single **garage** with power, up and over door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system
- The property is also offered with **immediate vacant possession**

The property is conveniently located approximately 150 metres from Kinson town centre. Kinson offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

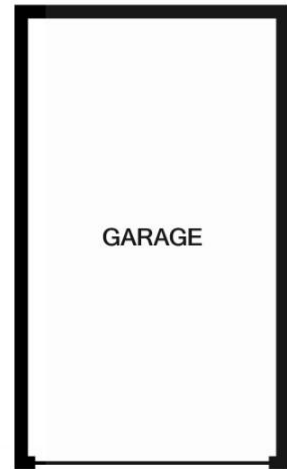
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 SQ.M.)

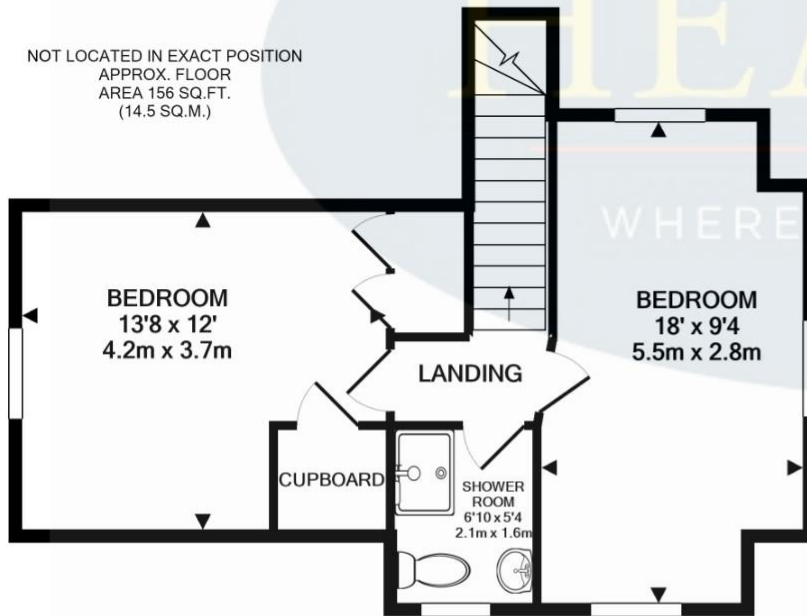


Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GARAGE

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 156 SQ.FT.
(14.5 SQ.M.)



BEDROOM
13'8 x 12'
4.2m x 3.7m

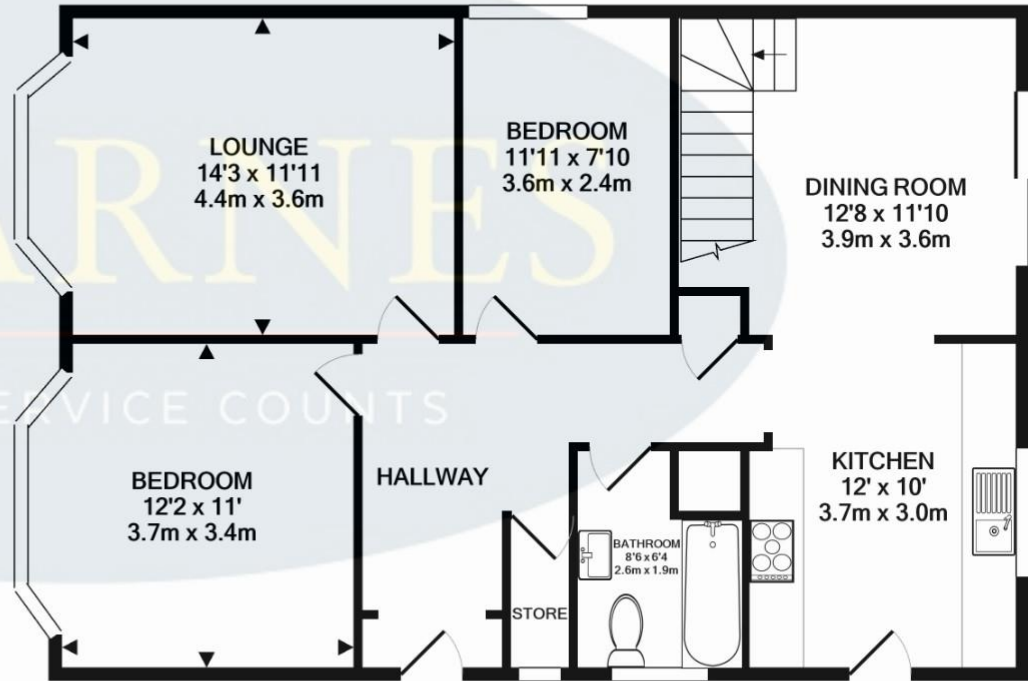
LANDING

CUPBOARD

SHOWER
ROOM
6'10 x 5'4
2.1m x 1.6m

BEDROOM
18' x 9'4
5.5m x 2.8m

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)



LOUNGE
14'3 x 11'11
4.4m x 3.6m

BEDROOM
11'11 x 7'10
3.6m x 2.4m

DINING ROOM
12'8 x 11'10
3.9m x 3.6m

BEDROOM
12'2 x 11'
3.7m x 3.4m

HALLWAY

KITCHEN
12' x 10'
3.7m x 3.0m

BATHROOM
8'6 x 6'4
2.6m x 1.9m

STORE

GROUND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

