



HEARNES
WHERE SERVICE COUNTS

**Zamek Close,
Bournemouth, BH11 9EP**

FREEHOLD PRICE

£275,000

“A modernised and extended family home with a 60ft south facing garden”

This recently modernised and extended two double bedroom semi detached family home has a 60' southerly facing garden, whilst situated in a popular and convenient location close to all the local amenities.

The current owners have managed to create a stylish and spacious family home and are also prepared to offer the property with no onward chain.

- **Two double bedroom extended semi detached family home**
- **Entrance hall** with understairs cupboard and stairs rising to the first floor
- **Family room** with double glazed window overlooking the front garden
- **Lounge** with double glazed French doors leading out into the rear garden
- Extended and recently re-fitted **kitchen/dining room**
- **Kitchen area** incorporates worktop work surfaces, good range of base and wall units, recess for fridge and freezer, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, cupboard housing a wall mounted gas fired replacement boiler, tiled floor, double glazed window overlooking the rear garden
- **Dining area** has ample space for dining table and chairs, tiled floor, double glazed French doors leading out into the rear garden

First Floor

- Re-fitted **shower room** finished in a stylish white suite incorporating a separate shower cubicle, wash hand basin with vanity storage beneath, tiled floor and fully tiled walls
- Separate **cloakroom** also re-fitted in a stylish white suite incorporating a WC with concealed cistern, fully tiled walls and flooring
- Two good sized **double bedrooms**
- The **rear garden** measures approximately 60' x 30', is fully enclosed and faces a southerly aspect. Adjoining the rear of the property there is a decked seating area with the remainder of the garden predominantly laid to lawn which is bordered by well stocked flower beds. At the far end of the garden there is an area of enclosed garden where there is a useful timber shed
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with replacement boiler.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is approximately 3.5 miles away. Bournemouth offers an array of shopping, leisure and recreational facilities along with miles of sandy bathing beaches. Bournemouth town centre is located approximately 5 miles away.

COUNCIL TAX BAND: B

EPC RATING: C

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 760 SQ.FT. (70.6 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
Made with Metropix ©2021



