

SUTTON ROAD

BOURNEMOUTH



Guide Price of £250,000
FREEHOLD

paulwatts

SUTTON ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	84
England, Scotland & Wales	EU Directive 2002/91/EC	

- 2 BEDROOM BUNGALOW on a level plot
- Scope to improve and extend (subject to usual consents)
- Secluded SOUTH FACING garden with mature fruit tree
- Galley style kitchen and utility room
- Driveway and DETACHED GARAGE

CLASSIC BUNGALOW in convenient location WITH POTENTIAL TO IMPROVE. Secluded SOUTH FACING rear garden. Two DOUBLE bedrooms. Driveway and DETACHED GARAGE. Short walk to Charminster Road for local shops, cafes and restaurants. BEST OFFERS BY 7/5/19

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VERY CONVENIENTLY SITUATED TWO BEDROOM BUNGALOW on a level plot just off Charminster Road

We understand the bungalow dates from c.1929 and has not been on the market since last sold in 1950

Whilst it was re-roofed in 2014, it does offer a lot of scope for further updating and possibly extending (subject to usual consents) making this an ideal property for buyers looking for a project

A secluded SOUTH FACING REAR GARDEN is a great asset, and we are told that the very old apple tree still produces an excellent crop of apples There are two double bedrooms and a bathroom fitted with a white suite The lounge is at the rear of the bungalow, a sunny room with a view over the garden

There is a galley-style kitchen, fitted with a range of units and incorporating an integrated electric hob and double oven

An adjacent utility room could perhaps be combined with the kitchen to create a larger kitchen/dining room

Windows are a mix of single and double glazed (timber and UPVC) and central heating is provided by a Worcester combi boiler (in utility room)

There is a small front garden and a driveway to the left provides ample off roading parking space and leads to a DETACHED MARLEY GARAGE

Its a short walk from the bungalow to the popular St Francis of Assisi church and Sutton Road UR church, both churches holding regular events and clubs

Further along towards the town centre, Charminster Road has an eclectic mix of local shops, cafes and restaurants, whilst in the other direction there is a small parade of shops and then it leads down to Castle Lane, where the Castlepoint Shopping Centre has larger multiple outlets. Local buses go there as well as into Bournemouth town centre

Council Tax Band: D

BEST AND FINAL OFFERS INVITED IN WRITING BY WEDNESDAY 7TH MAY 2019

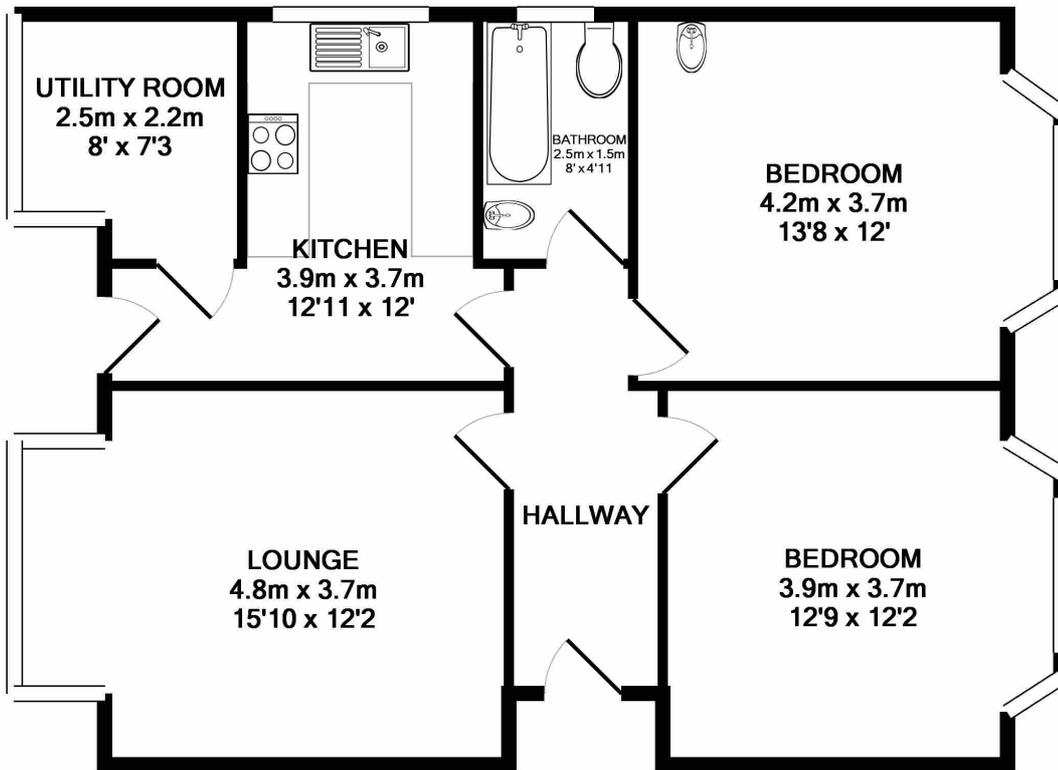
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The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a bright yellow-green color. The text is set against a solid black rectangular background.

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TOTAL APPROX. FLOOR AREA 70.1 SQ.M. (754 SQ.FT.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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