



3 Anstey Road

This modern detached bungalow is presented in immaculate condition

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3 Anstey Road, Bournemouth, Dorset, BH11 9HQ

In addition to this, there is a beautiful modern kitchen with integrated appliances and gloss fronted units. The main bathroom is also immaculately presented and has a basin with vanity unit, WC and bath with shower over.

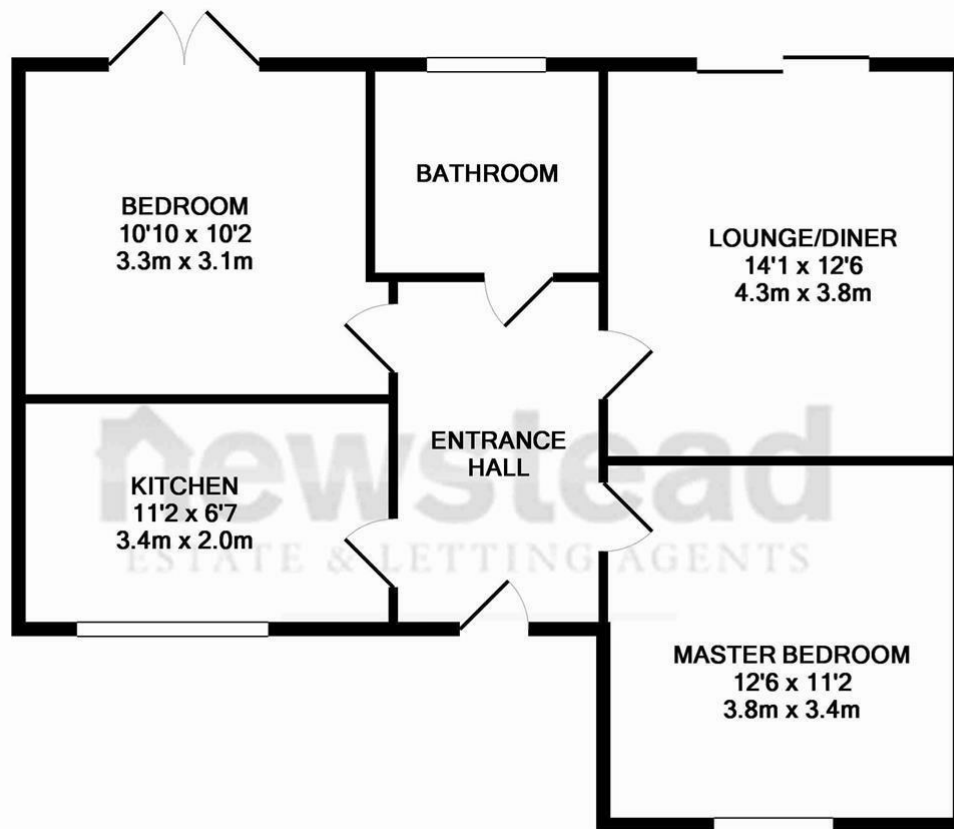
The master bedroom benefits from being a large bedroom and has built in wardrobes. The second bedroom is at the rear of the property also has access to the courtyard like the lounge.

Outside there is a driveway to the front for two cars and the low maintenance garden is very private benefiting from not being overlooked from either side or the rear, perfect space to enjoy the summer months.

Bear Cross offers an excellent range of shopping, leisure and recreational facilities and is located approximately 2.5 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities as well as miles of sandy bathing beaches and is located approximately 5.5 miles away. One of only eight in England, the National Park of the New Forest is just 7 miles away boasting nearly 600 square kilometres of protected countryside ideal for walking, cycling and country pubs. The property is just 3 miles from the main A31 dual carriageway trunk road which becomes the M27 approximately 15 miles to the North East. Bournemouth Train Station is just 5 miles away with trains direct into London Waterloo.







TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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