



TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 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  
Made with Metropix ©2016

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.  
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

Ericksen Road, Bournemouth, Dorset BH11 8DJ



£249,950 Freehold

# BELVOIR!

A beautiful two bedroom spacious bungalow situated in the BH11 area. Great location for schools and transport links into Bournemouth & Poole with local shops nearby.

The bungalow is situated on Ericksen Road though access to the property by car is done via Moorside Road. The property itself is of good size. It comes with two large bedrooms, a through living and dining room, a kitchen and a shower room. There is also the added bonus of a very large summer room which is half brick built and half double glazing which leads onto the garden, plus a garage big enough to house a car.

Externally you have a drive at the front which leads into the garage with a large lawn area to the side. At the rear and to the side of the property is a wrap around garden which is a combination of lawn and shrubs.

This is a great location for the various types of schools in the area. There are also good bus links into Bournemouth & Poole. Locally there is a supermarket and some local shops within walking distance.

