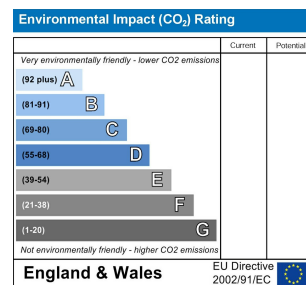
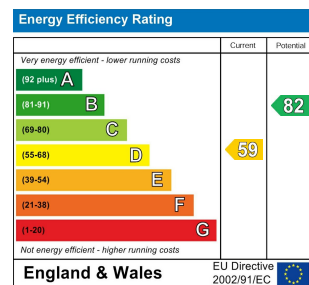


TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)

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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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

Claremont Road, Bournemouth, Dorset BH9 3ES



£315,000

# BELVOIR!

An opportunity to acquire a sizable detached three bedroom detached family home located in the sought after Claremont Road, BH9 location.

The property benefits from an attractive reception hallway, modern fitted kitchen with space for freestanding appliances and a lounge/dinner with double doors leading to your garden. The lounge/diner is a feature of the property by having feature picture rails and a wood burner which can be available via separate negotiations. The main sitting room can be accessed from the dining room as bi-folding glass doors connect these two rooms, or via the hallway. This room benefits from a beautiful bay window, with built in shutters.

Onto the first floor, the hallway leads to the fully fitted modern family bathroom, and two double bedrooms with fitted wardrobes and the master bedroom benefits from a feature bay window, and the third being a good sized single bedroom.

To the outside, there is an electric gate to the front of the property allowing access to off road parking. A side gate and path lead to the rear garden which has been well designed on two levels, with the first level directly behind the property being paved. This space is ideal for BBQ's and al fresco dining. The second level has been mainly laid to lawn and offers a handy shed for storage.

Agents Note: - Planning permission was granted in March 2016 for a single story rear and side extension. Plans are available on request.

The Property is located in the sought after BH9, Moordown area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way. Also a short drive from castlepoint shopping centre and nearby redhill common/park.

