



GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 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
	86
71	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
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.

Sandford Close, Bournemouth, Dorset BH9 3PQ



£274,950

BELVOIR!

OPEN HOUSE SATURDAY 10TH OF SEPTEMBER

***VIEWING IS STRICTLY BY APPOINTMENT ONLY,
PLEASE CALL TO REGISTER YOUR DETAILS AND BOOK
YOUR TIME SLOT***

A sizeable and tastefully modernised three bedroom, two reception room semi- detached home with garage situated in the sought after BH9, Muscliff location.

On entry into the house, on the ground level you have a lovely large open lounge/diner, leads to the substantial modernised kitchen.

This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends.

With the kitchen being located to the rear of the property you also have patio door that leads out to your very sunny rear garden.

Onto the first floor, the hallway leads to the modern fully fitted modern family bathroom, two double bedrooms and the third being a good sized third bedroom. All three bedrooms have built in wardrobes.

The rear garden is well tended and has a patio area perfectly located for the afternoon sun. There is the added benefit of side access on one side of the property. To the front of the property is approached via a driveway providing off road parking for numerous vehicles which leads to a single garage.

The Property is located in the sought after BH9, Muscliffe location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex way in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools; both grammar and public.

