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Sales, Lettings & Block Management

**END OF TERRACE HOUSE**

**£400,000**



**Hatfield Gardens, Littledown, Bournemouth, BH7 7HE**

**End of Terrace House with No Forward Chain**

- \* Two First Floor Bedrooms \* Further GF Bedroom \*
- \* Kitchen / Diner \* Lounge Reception & Conservatory \*
- \* Ground Floor Shower Room & First Floor Bathroom \*
- \* Private & Sheltered Lawned Rear Garden \*

\* Driveway Parking & Lawned Frontage \*  
**Council Tax Band C. EPC D-Rating**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

## **Hatfield Gardens, Littledown, Bournemouth, BH7 7HE:**

UPVC double-glazed side aspect door leads into:

- Entrance Hallway:** Having textured ceiling with ceiling light point. Single panelled radiator and wood laminate flooring.
- Kitchen / Diner:** **13' 9 x 11' 1 (4.19m x 3.38m) approx'**. Having textured ceiling with railed low level down light point. Recessed hatch to loft area above kitchen. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker, space and plumbing for washing machine and space and plumbing for dishwasher. Space for fridge / freezer. Wall mounted gas central heating boiler. Splash back tiling, wood laminate flooring and double panelled radiator.
- Lounge Reception:** **13' 1 x 11' 10 (3.99m x 3.61m) approx'**. Having coved and textured ceiling with ceiling light point. Central heating thermostat and double panelled radiator. Television / media point and access to under stairs storage cupboard. UPVC double-glazed patio door leading to:
- Conservatory** **9' 3 x 9' 3 / 2.82m x 2.82m (approx')**. Having polycarbonate roof and UPVC double-glazed windows to side and rear aspects. UPVC double-glazed door leading to garden. Wood laminate flooring.
- Inner Lobby:** Plain ceiling and mains wired smoke detector.
- Reception Two / GF Bedroom (3):** **11' 8 x 8' 7 / 3.56m x 2.62m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect with casement door leading to garden. Single panelled radiator and television point.
- Ground Floor Shower Room:** **8' 6 x 3' 9 / 2.59m x 1.14m (approx')**. Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Low-level WC and pedestal wash hand basin. Double shower cubicle with electric shower. Fully tiled walls and tiled flooring. Ladder style heated towel rail.
- Staircase from hallway to first floor landing***
- Landing:** At half landing, UPVC double-glazed window to front aspect. At landing level, textured ceiling with ceiling light point and hatch providing access to loft. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage.
- Bedroom One:** **12' 2 x 11' 2 (3.70m x 3.40m) approx'**. Having textured ceiling with ceiling light point. Feature UPVC double-glazed bay window to front aspect. Double panelled radiator. Fitted wardrobes with shelving and hanging rails.
- Bedroom Two:** **14' 5 x 6' 7 (4.40m x 2.00m) approx'**. Having textured ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bathroom:** **6' 7 x 6' 3 (2.00m x 1.90m) approx'**. Having textured ceiling with recessed down lighting and fitted extractor. Frosted UPVC double-glazed window to rear aspect. Low-level WC and pedestal wash hand basin. Panelled bath with handrails and shower over. Fully tiled walls, tiled flooring and ladder style heated towel rail.

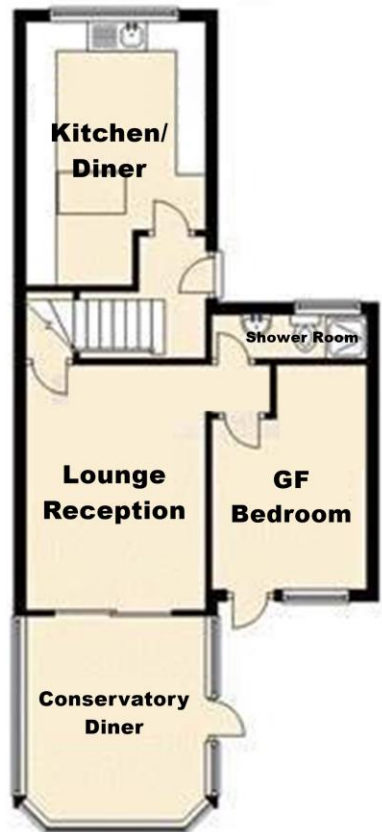
**Outside:**

Driveway parking for two vehicles if arranged in tandem. Lawned wrap-around front garden with side aspect gate leading to:  
Laid partially to patio with the remainder laid to lawn with borders. A mixture of fenced and walled boundaries. A notably private and secluded garden.





**First Floor**



**Ground Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		