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Sales, Lettings & Block Management

**SEMI-DETACHED HOUSE**

**£425,000**



**Evesham Close, Littledown, Bournemouth, BH7 7HR**

**Semi-Detached House with No Forward Chain**

- \* Three Double Bedrooms \* 106 Sq' M of Floor Space \*
- \* Lounge Through Dining Room \* Further Family Room \*
- \* Separate Kitchen \* Bathroom with Bath & Shower \*
- \* Lawned Rear Garden \* Two Frontage Parking Spaces \*

**Council Tax Band D. EPC C-Rated**

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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.

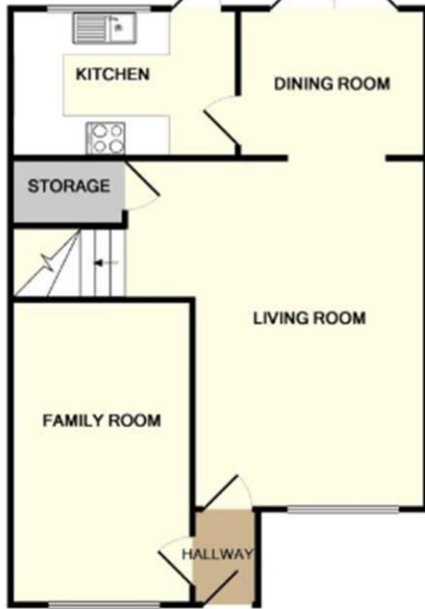
## **Evesham Close, Littledown, Bournemouth, BH7 7HR:**

UPVC double-glazed front door leads into:

- Entrance Lobby:** Having textured ceiling with ceiling light point. Single panelled radiator and frosted UPVC double-glazed window to side aspect. Consumer unit and wood laminate flooring.
- Lounge Reception:** **17' 9 x 11' 10 (5.38m x 3.61m) approx'**. An L-shaped room having coved and textured ceiling with ceiling light point. UPVC double-glazed double casement doors leading to rear garden. single panelled radiator. Television / media point and access to under stairs storage cupboard. Archway leading to:
- Dining Room:** **9' 7 x 7' 9 / (2.92m x 2.37m) approx'**. Coved and textured ceiling, ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator.
- Kitchen:** **10' 2 x 7' 8 (3.10m x 2.34m) approx'**. Having plain ceiling with recessed low-level down lighting. UPVC double-glazed window to rear aspect and UPVC double-glazed door leading to rear garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge/freezer, space & plumbing for dishwasher and space & plumbing for washing machine. Cupboard housing gas central heating boiler. Splash back tiling, tiled flooring and single panelled radiator.
- Family Room:** **15' 7 x 7' 8 (4.75m x 2.34m) approx'**.  
Having plain ceiling with recessed down lighting. UPVC double-glazed window to front aspect, wood laminate flooring and double panelled radiator.
- Staircase from lounge reception to first floor landing***
- Landing:** 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:** **14' 8 x 11' 2 (4.48m x 3.40m) approx'**. Having textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator.
- Bedroom Two:** **11' 9 x 11' 1 (3.58m x 3.38m) approx'**. Having textured ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bedroom Three:** **9' 3 x 8' 10 (2.82m x 3.38m) approx'**. Having textured ceiling, ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. Fitted double wardrobe with hanging rail and further storage.
- Bathroom:** **8' 7 x 7' 9 (3.31m x 2.36m) approx'**. Having plain ceiling with recessed down lighting and fitted extractor. Two frosted UPVC double-glazed windows to rear aspect. Low-level WC and vanity unit with inset wash hand basin. Corner bath with shower mixer tap and shower cubicle with thermostatic shower. Fully tiled walls, tiled flooring and ladder style heated towel rail.
- Outside:** Block paved frontage parking for two vehicles side by side. Lawned front garden and pathway leading via gate to: Private rear garden being laid partly to patio with the remainder laid to lawn with elevated border.



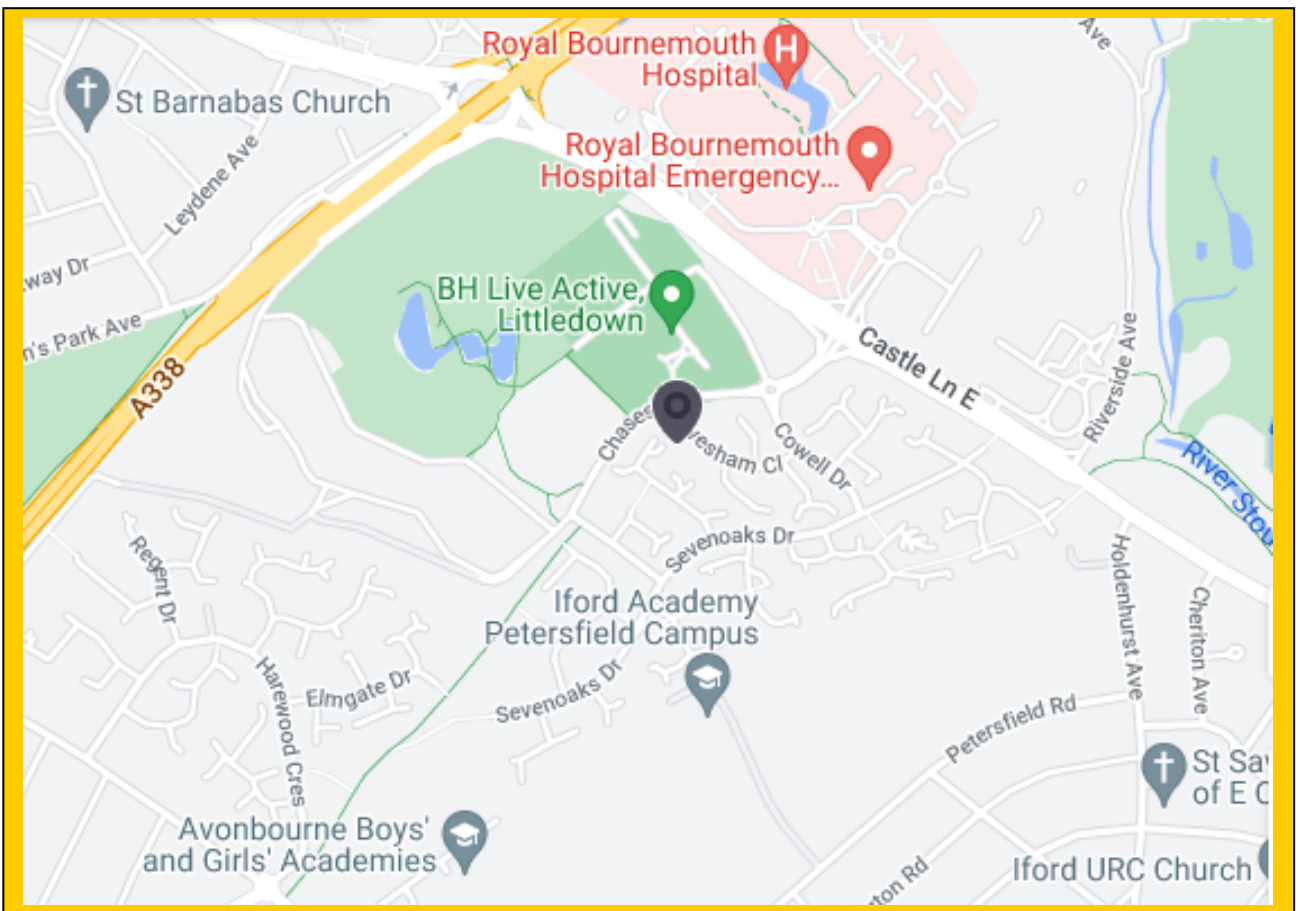
### Ground Floor



### First Floor



106 Square Metres / 1141 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		