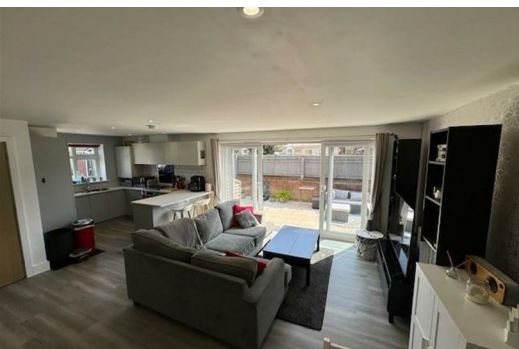




Newmill Close, Ensbury Park, Bournemouth, BH10 5FA

Offers in excess of £295,000

"NO FORWARD CHAIN", ENSBURY PARK, £295,000 Offers in excess of. Take a look at this well presented contemporary style four year old modern style semi detached home just listed. This spacious contemporary property has two good size double bedrooms and a modern bathroom with white suite and modern tiled walls on the first floor. Downstairs there is a well designed and spacious open plan lounge kitchen dining room with patio doors leading onto a south facing easy maintenance patio area with brick store. There is a down stairs cloakroom just off the entrance hall. Offered with gas central heating on a combi boiler and upvc double glazed windows. Council Tax band C. It is also one of only five located in a small private close and having good access to Winton, Bournemouth and Poole. DONT MISS OUT ON THIS STUNNING PROPERTY AND MAKE YOUR NEXT MOVE WITH THACKER & REVITT. This property is also offered with "NO FORWARD CHAIN".



FRONT DOOR AND ENTRANCE HALL

3'6" x 1'6" (1.09 x 0.47)

Composite style front door with glass panel and locking handles leading into this entrance hall area. White ceiling, emulsion painted walls and Karndene effect flooring grey coloured. Ceiling recess lighting. Radiator. Built in cupboard with door and metal handles ideal for coats and storage. Light switches. Door to lounge and door to cloakroom.

CLOAKROOM

5'10" x 3'4" (1.80 x 1.04)

Door leading from the entrance hall into this modern cloakroom with white ceiling part tiled and part emulsion painted walls and continuation of the Karndene flooring. WC white with seat and lid and cistern being boxed in. White sink with mixer tap and base drawer vanity unit for storage, Radiator. Upvc double glazed window creating natural light into this room.

OPEN PLAN LOUNGE KITCHEN DINING ROOM

24'0" x 9'1" x 17'11" to kitchen recess area (7.33 x 2.77 x 5.48 to kitchen recess area)

Coming in from the entrance hall into this spacious contemporary room being open plan with lounge, dining area to one side and a modern open plan fitted kitchen, which makes the room feel spacious and modern.

Kitchen:- A range of wall, base and drawer units all handleless with laminate worktops and continuation of the Karndene effect flooring. Light switch, plug sockets and fuse switches. There are integrated appliances being dishwasher, fridge freezer and washer / dryer. Four ring hob and electric oven with extractor above. The worktop ends with a breakfast bar areas. Tiled around worktops with white metro style brick shaped tiles. Upvc double glazed window to front outlook aspect.

Lounge dining area- This spacious open plan area is a great space for entertaining or just chilling out watching a movie or listening to music. White ceiling, emulsion painted walls and continuation of the flooring. As you can see from the pictures plenty of space with having patio doors full height opening into the south facing patio garden this really make a lovely room. There is an understairs cupboard and also recess area. Stairs to first floor and landing area. Ceiling recess lighting. TV socket, plug sockets and light switches. Radiator.

PATIO GARDEN

Leading from the open plan reception room out onto this easy maintenance south facing sunny aspect patio garden. Mainly tiled with some shingle to one area and block paved path area. Brick and fencing boundaries. Wooden single gate. Brick built cupboard with two opening wooden doors and latch, which is a great storage area. This outside space is a great space for extertaning or to chill in.

STAIRS AND LANDING

6'4" x 5'7" landing area (1.95 x 1.71 landing area)

Leading from the reception room with stairs to first floor and landing area. Continuation of the decor with grey fitted carpets. Ceiling lighting. Built in cupboard for storage. Doors to all rooms on the first floor. Light switches.

BEDROOM ONE (PRINCIPLE FRONT FACING)

17'1" x 10'5" (5.22 x 3.19)

Door leading from the landing area into this spacious double bedroom with front facing aspect. White ceiling, emulsion painted walls nad fitted carpet. Ceiling lighting. Radiator. Light switch, plug sockets. Upvc double glazed window overlooking front.

BEDROOM TWO (REAR FACING)

13'3" x 10'3" (4.04 x 3.14)

Door leading from landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Velux window wooden framed, upvc double glazed window to side aspect creating lots of natural light. Ceiling lighting. Light switch and plug sockets. There are also wardrobes in this room either side of the bed.

BATHROOM

7'10" x 6'4" (2.39 x 1.94)

Door leading from the landing area into this modern fully tiled bathroom. White ceiling and tiled flooring to contrast with walls. Ceiling recess lighting. White bath with chrome effect fittings and glass shower screen. White wc with seat and lid and cistern. White ceramic sink with chrome effect fittings and base storage. Chrome effect radiator wall mounted.

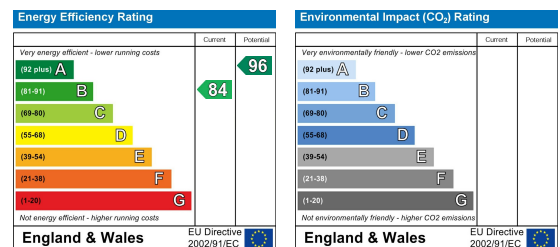
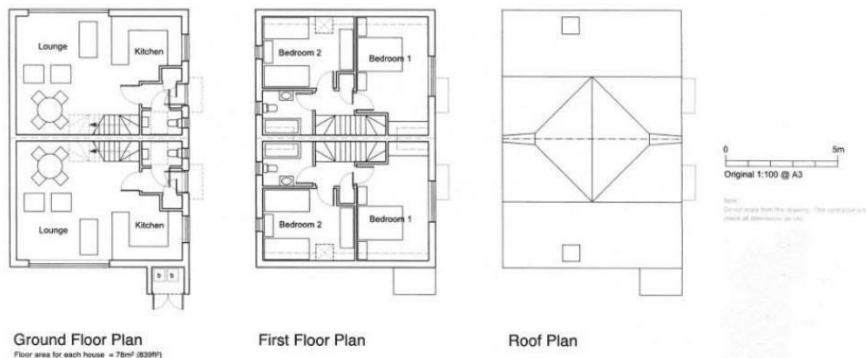
PARKING

Block paved drive to the front of the property for two cars.

TENURE

The property is "FREEHOLD". It is also being offered with " NO FORWARD CHAIN".





Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD