

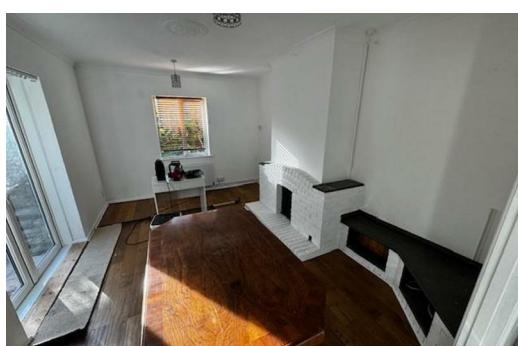


## East Howe Lane, Bournemouth, Dorset

**Offers invited £359,950**

BOURNEMOUTH, EAST HOWE LANE, £359,950. Take a look at this spacious three bedroom semi detached house being offered with NO FORWARD CHAIN. It is set on a good size corner plot with well established gardens. The property has good size accommodation with three bedrooms on the first floor two being doubles and one single all with stripped wooden floorboards. There is a modern bathroom. Downstairs there is a good size lounge dining room with fireplace and stripped wooden flooring with patio doors to patio and garden. An oak coloured fronted kitchen with some appliances. On the ground floor there is a cloakroom, entrance hall with utility room. Gas central heating and double glazed. There is a stairs case leading to the top floor where there is a loft room, which has a bedroom, bathroom, kitchen and reception area (This room does not have building regs) but could be applied for in the future hence it can only be classed as loft room with potential. This would make an ideal family home or even first time buy. This spacious home would make an ideal family home and in a popular location.

The seller is in the process of applying for building regulations to the loft area, which is currently a bedroom, kitchen, bathroom and reception room, which would potentially make this a four bedroom, two bathroom property if approved.



## FRONT DOOR AND ENTRANCE HALL

Leading from the drive to the front door with white upvc double glazed door into a small entrance lobby area with white ceiling, emulsion painted walls and tiled flooring. Ceiling lighting. Door to cloakroom and step up into kitchen.



## KITCHEN BREAKFAST ROOM

11'11" x 9'6" (3.64 x 2.90)

A modern fitted oak colour kitchen with fitted granite worktops and tiled flooring. White ceiling, part tiled walls and emulsion painted to the remainder. Door to inner hall, door to lounge dining room and door to rear lobby area. Double glazed window overlooking driveway parking and garden. Stainless steel sink with drainer and mixer tap. Stainless steel extractor, stainless steel oven, stainless steel gas hob. Ceiling lighting. Doorway leading into the dining room area and door leading to inner hall.



## CLOAKROOM BY THE KITCHEN

Wooden door painted white leading into the cloakroom with white ceiling and walls and tiled flooring. Window. wc with seat and lid and cistern.



## ENTRANCE HALL / INNER HALL

There is a further hall area with continuation of the entrance decor with white ceiling, emulsion painted walls and wooden flooring. Ceiling lighting. Radiator. Stairs to first floor and landing area.



## UTILITY ENTRANCE HALL AND ROOM

7'4" x 5'10" main floor area (2.26 x 1.78 main floor area )

Wooden door leading from the garden into this entrance porch area with white ceiling, painted walls and wooden panels with fitted tiled flooring. Window. Radiator. Door to store room area with plumbing for washing machine. Door leading into an inner hall with door leading to the outside drive area. Ceiling lighting, painted walls and continuation of the tiled flooring.



## LOUNGE / DINING ROOM

15'1" x 10'11" lounge and dining room is 10'10" x (4.60 x 3.33 lounge and dining room is 3.32 x 2.25)

Leading in form the kitchen into this spacious open plan lounge dining room overlooking the garden. White ceiling, white painted walls and wooden effect flooring. The room has a divide to the dining area from the lounge. Feature fireplace. Patio doors leading to the outside. Two windows double glazed one to the side and one to the rear aspect. Two radiators. Light switches, plug sockets and TV socket. Ceiling lighting. There is a white painted fireplace with recess area for TV.



## STAIRS AND LANDING

17'10" x 6'5" (5.45 x 1.96)

Leading form the inner hall area to the first floor and landing area with continuation of the hall decor. Stripped wooden stairs. window to first part of the stairs to landing. Onto the landing is white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Double glazed door leading to outside balcony terrace. Doors to all first floor rooms. Staircase leading to the loft room.



## OUTSIDE BALCONY OFF LANDING AREA

Double glazed door from landing outside to this sunny aspect balcony terrace area. Wooden flooring to part and metal railings L shaped to the side and over the front of the property.

## BEDROOM ONE (FIRST FLOOR REAR FACING)

12'8" x 10'11" (3.88 x 3.34)

Wooden door leading from the landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and stripped wooden flooring. Double glazed window overlooking garden. Light switch, plug sockets and ceiling lighting.

## BEDROOM TWO (DOUBLE REAR FACING)

10'0" x 9'4" (3.06 x 2.85)

Door leading from the landing area into this good size double bedroom. White ceiling, emulsion painted walls and stripped wooden flooring. Built in wardrobes with shelving and rails. Ceiling lighting. Radiator. Double glazed patio doors to juliet balcony. Light switch and plug sockets.



## BEDROOM THREE (SINGLE ROOM FRONT FACING)

9'6" x 8'10" (2.90 x 2.70)

Door leading from the landing into this single bedroom with white ceiling, emulsion painted walls and stripped wooden flooring. Ceiling lighting. Radiator. Built in cupboard with shelving and rails inside. Double glazed window.

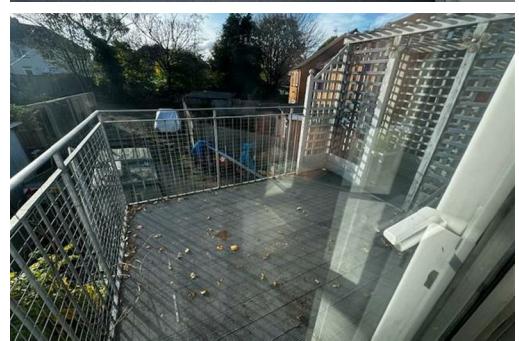


## FAMILY BATHROOM

Door leading into this modern style bathroom with white ceiling, part emulsion painted and part tiled walls with lino flooring. Double glazed window. Radiator. Fitted bathroom suite consisting of bath with shower and glass shower screen, wc with seat and lid and cistern, sink with metal fittings.

## STAIRS TO TOP FLOOR

Stairs leading from the first floor landing to the top floor loft room reception. Continuation of decor to landing area. Window to the first part of the stairs velux.



## KITCHEN/ BATHROOM AND RECEPTION ROOM AREA

21'4" x 9'3" (6.51 x 2.82)

This room does NOT have planning regulations currently and is listed as a loft room only. If a buyer wishes to apply for this they would have to do this when they have purchased the property, which would add value. the bathroom has a shower cubicle, bath, wc and sink with lino flooring and a window.

The kitchen area has some fitted units, sink and hob, metal sink and recess ceiling lighting.

The bedroom area has built in cupboards with shelving and rails inside and fitted windows. Radiator.

The reception area has window and part emulsion and panelled walls and fitted carpet. Radiator.



## DRIVEWAY PARKING

Metal driveway gates leading into the main drive area with parking for several cars.

Established trees and borders with plants. Wooden garden shed with side path leading to the rear garden.



## GARDENS

A feature of this property is the large established gardens with plants, trees and borders. There is a raised lawn area top of the garden and a gate leading to the public pathway area to the main road. There is a Pathway leading down to the lower garden with patio area.

## TENURE

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
82		70	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**TOTAL: 1309 sq. ft, 121 m<sup>2</sup>**  
 1st floor: 623 sq. ft, 58 m<sup>2</sup>, 2nd floor: 498 sq. ft, 46 m<sup>2</sup>, 3rd floor: 188 sq. ft, 17 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 108 sq. ft, 9 m<sup>2</sup>, WALLS: 140 sq. ft, 16 m<sup>2</sup>

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



## 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



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