



## 00 Hatfield Gardens, Bournemouth, BH7 7HE Offers in excess of £415,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Located in a popular residential area north of the town of Bournemouth lies this spacious semi detached home. Close to the pretty Littledown park and with access to the A338 this location is sought after due to the proximity of the local amenities. The pretty seaside resort attracts thousands each year and boasts beautiful beaches and stunning coastline, along with plenty of shops, bars, restaurants, schools and supermarkets.

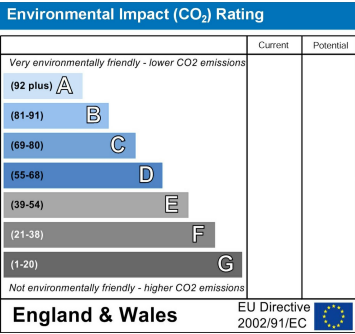
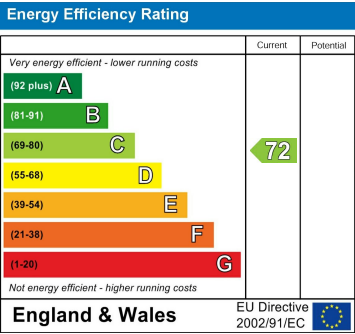
The accommodation on offer briefly consists: Entrance into the kitchen, fitted with plenty of base and wall units and open dining area with stairs. A sitting room and conservatory along with doors leading to the garden. A downstairs WC complete the ground floor living space. Stairs then lead to the first floor landing with three bedrooms and the spacious bathroom with shower. Access to the loft space which can be used for occasional use/office. Solar panels above.

Outside is a useful enclosure and garden to enjoy along with space for off road parking.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification 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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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