

GREEN ROAD BOURNEMOUTH



£332,500
FREEHOLD

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GREEN ROAD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- NO FORWARD CHAIN
- Classic 3 bedroom house off Charminster Road
- Recently updated with INTERIOR REDECORATION
- NEW CARPETS and flooring
- NEWLY FITTED KITCHEN/BREAKFAST ROOM
- Large through lounge with patio doors

NO FORWARD CHAIN! Classic 3 bedroom detached house, in slightly elevated position. Short walk from Charminster Road. NEW INTERIOR DECOR and NEW CARPETS AND FLOORING. Large through lounge/dining room. SOUTH FACING REAR GARDEN TERRACED UPWARDS.

GREEN ROAD

A classic 3 bedroom detached house, in a slightly elevated position, a short walk away from Charminster Road

There are excellent schools for all ages in the local area, making this an IDEAL FAMILY HOME

The property has been updated recently, with INTERIOR REDECORATION, NEW CARPETS and flooring, and a NEWLY FITTED KITCHEN

Original lounge and dining room are combined to create a lovely large lounge, with doors out to the garden and a woodburner (not tested)

As mentioned the kitchen/breakfast room has new units with glossy white finish cupboards, and integrated oven and hob, with plenty of room for table and chairs

Upstairs are two double bedrooms and a good size single room, together with bathroom fitted with a white suite, including corner bath with new shower

The rear garden is terraced upwards and enjoys a SOUTHERLY ASPECT, making it quite a sun trap

Central heating is provided by a Glow-worm boiler and windows are UPVC double glazed

Nearby Charminster Road features a wide range of cafes and restaurants, plus smaller individual shops, together with bus routes in and out of town Winton Recreation Ground is nearby, where there are tennis courts, adventure play area, cricket pitch, etc.

Council Tax Band: C

OFFERED WITH NO FORWARD CHAIN

£332,500

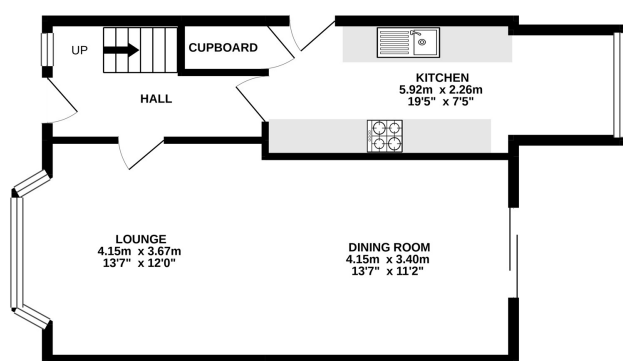
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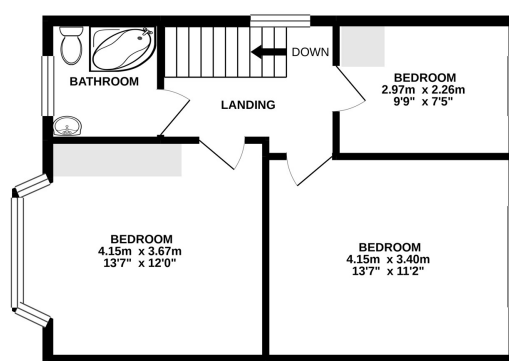
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GREEN ROAD

GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 93.6 sq.m. (1008 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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