

**Derek J.
Rolls**

**Your Local Independent
Estate Agents and Valuers**

958 Wimborne Road, Moordown,
Bournemouth BH9 2DG

01202 525778

www.derekjrolls.co.uk

Email: office@derekjrolls.co.uk

team



33C, Evelyn Road, Bournemouth, BH9 1SX

Ref: BDM210023

Asking Price £415,000



A Detached Bungalow, offered For Sale with no forward chain, situated in this residential close a short distance from the facilities on Wimborne Road. The property features a Drive to a Detached Garage, Conservatory, En-Suite Shower and easy maintainable Garden. Keys in office, Viewing recommended.

VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY. TELEPHONE 01202 525778.

**The Property
Ombudsman**

Agents Note. We have inspected the above property for the purpose of preparing property particulars only. We have not tested the services or appliances, where applicable and recommended that prospective purchasers arrange for a qualified person to check the aforementioned, before entering into any commitment.

Although these particulars are intended to give a fair description of the property, they do not constitute any offer or contract, and their accuracy is not guaranteed.

OnTheMarket.com
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The UK's number one property website

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Features Include

***No Forward Chain *Residential Close *Detached Bungalow *Lounge and Conservatory
*Fitted Kitchen with integrated appliances *3 Bedrooms *En-Suite Shower Room *Tiled Main
Bathroom *Gas Central heating *Upvc Double Glazing *Driveway and Detached Garage *Easy
to Maintain and Private Rear Garden *Viewing Recommended.**

Entrance

Inset Porch with a tiled step and courtesy light. Upvc glazed panel door to;

Entrance Hall

Linen cupboard with slatted shelving and radiator. Cloaks cupboard. Loft access, door to;

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Living Room 16'1" x 11' (4.9m x 3.35m)

Fireplace with a Stone composite surround and hearth. Television point, telephone point, radiator.
Patio doors to the Conservatory.

Kitchen 11'8" x 11'6" (3.56m x 3.5m)

Fitted with a range of base and wall units, rolltop work surface with tiled splash backs, inset single drainer sink unit. integrated double oven, gas hob with cooker hood over, slimline dishwasher and space for a washing machine and fridge/freezer. Wall m mounted fan heater. Wall cupboard housing the "Gloworm" boiler. rear aspect window and glazed panel door to the Conservatory.

Conservatory 14' x 8'4" (4.27m x 2.54m)

Tiled floor, wall mounted fan heater linked to the central heating, wall light points, double casement doors to the rear and a further casement door to the side aspect.

Master Bedroom 13'8" (4.17) plus Bay x 11' (3.35)

Front aspect Box bay window. Radiator, Television and telephone points.

Ensuite Showeroom

Tiled step in shower cubicle with a direct feed shower, Close coupled Wc and hand basin with store cupboard under. Radiator, Electric shaver point and side aspect window.

Bedroom 2 11'8" x 10'11" (3.56m x 3.33m)

Front aspect window, Radiator.

Bedroom 3 8' x 8'2" (2.44m x 2.5m)

Side aspect window, radiator.

Bathroom 8'2" (2.5) plus door recess x 5'8" (1.73)

Tiled walls and floor with a suite comprising of a panelled bath with a direct feed shower over, close coupled Wc and hand basin with a cupboard under. Radiator. Electric shaver point. Side aspect window.

OUTSIDE

The front of the property has an of mature shrubs. Driveway providing Off Road Parking for several cars leading to the; Detached Garage 17' x 8'2", pitched roof with storage, power and light and side door to the garden. the rear garden is easy to Maintain, laid mainly to flagstone paving, numerous stocked border, lattice fencing with climbing plants. Greenhouse. Outside Tap. Enjoying a degree of privacy.

Council Tax Band D

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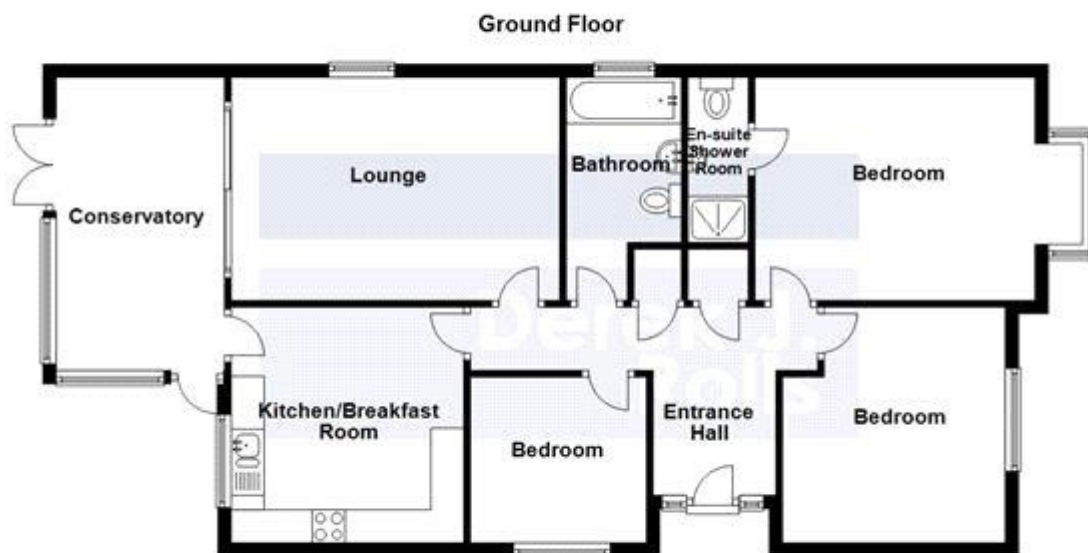
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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556206)
Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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 the 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 to view before embarking on any journey to see a property. 21 February 2023

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