

Connells

Malcomb Close
Bournemouth

Malcomb Close
Bournemouth BH6 4DU

for sale offers in excess of
£600,000







Property Description

Connells Southbourne are pleased to offer for sale this extremeley well maintained two bedroom detached bungalow situated a in a quiet location within 1 mile to Hengistbury Head. The property presents an ideal opportunity for those seeking single storey living and is offered with vacant possession and no forward chain.

The property briefly comprises a sitting/dining room, separate kitchen, conservatory, bathroom, two good sized bedrooms. There is a driveway providing off road parking, as well as a garage.

Hengistbury Head is located to the east of Bournemouth and adjoining Southbourne. This area enjoys several walks extending from Christchurch River up to the award-winning blue flag sandy beaches. From here a level walk promenade extends through to Sandbanks. Southbourne and Christchurch which are both located within a few miles offer a varied shopping experience together with a number of restaurants and bars local bus service provides links to Bournemouth and Poole. There is also a mainline train station providing links from Weymouth to London Waterloo.

Approach

The property is accessed via a generous block paved driveway providing ample off road parking and leading to a detached garage. The property enjoys excellent kerb appeal with a smart rendered façade with stone detailing . The landscaped garden has been thoughtfully designed for ease of maintenance, incorporating decorative gravel, mature shrubs and ornamental planting, all enclosed by low stone walling. Side access leads to the rear garden.

The front door opens into the;

Entrance Hall

Radiator. Parquet flooring. Doors to all rooms.

Sitting / Dining Room

Double glazed windows to the rear and side aspects. Two radiators. TV point. Parquet flooring

Kitchen / Breakfast Room

Double glazed windows to the side aspect. Fitted with a range of wall and base units with laminate worktops over, Ceramic sink and drainer unit. Inset electric hob with electric oven underneath and tiled splashbacks. Space and plumbing for washing machine. Space for freestanding fridge freezer. Tiled floors. Radiator. Space for breakfast table and chairs.

Door to the;

Conservatory

Double glazed UPVC construction with door

to the rear garden.

Bedroom One

Double glazed windows to the front and side aspects with shutters. Radiator. Parquet flooring. Fitted wardrobes.

Bedroom Two

Double glazed windows to the front and side aspects with shutters. Radiator. Parquet flooring. Fitted wardrobes.

Shower Room

Two obscure glazed windows to the side. Wet room with large shower enclosure. Wall hung wash hand basin with vanity unit. Low level WC. Part tiled walls.

Outside

The property benefits from a beautifully maintained south facing rear garden, offering an excellent degree of privacy and a wonderful space to enjoy the sun throughout the day. Predominantly laid to lawn, the garden is complemented by well stocked borders featuring an array of mature shrubs, flowering plants and ornamental trees, creating a colourful and attractive setting. A paved seating area adjoining the conservatory provides the perfect spot for outdoor dining.

Agents Notes;

Council Tax Band - BCP E

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **Garage**

Total floor area 123.7 m² (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306623

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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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.