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HULL CRESCENT

BOURNEMOUTH, DORSET, BH11 9RG

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £395,000

- **THREE BEDROOM DETACHED BUNGALOW**
- **KITCHEN**
- **WELL PROPORTIONED LOUNGE**
- **STUDY**
- **GENEROUS STORAGE ROOM**
- **LARGE TANDEM GARAGE**
- **OFF ROAD PARKING**
- **PRIVATE REAR GARDEN**

This three bedroom detached bungalow is conveniently located within easy reach of the Poole, Bournemouth and Wimborne and there are local amenities nearby.

The property has a generous frontage with off road driveway parking in front of the detached tandem garage which is set towards the rear of the property. An enclosed entrance porch gives access to a central

reception hallway with doors leading to all ground floor accommodation which includes a well proportioned lounge with large window overlooking the good size rear garden, a kitchen with door leading to outside, a double bedroom overlooking the front of the property and a study with stairs rising to the first floor. Also off the hall is a bathroom and separate WC.



On the first floor there are two further bedrooms as well as a storage cupboard, eaves storage accessed from the landing and bedroom one, as well as a good size storage room off bedroom 1.

Outside the gardens to front and rear are neatly landscaped and maintained. The rear garden enjoys a good degree of privacy with established boundary borders and specimen fruit trees. A patio spans the rear elevation and a lean-to glass house provides sheltered seating.

The property would benefit from some general modernisation or potential for refurbishment/extension - subject to the necessary planning consent.

EPC: D



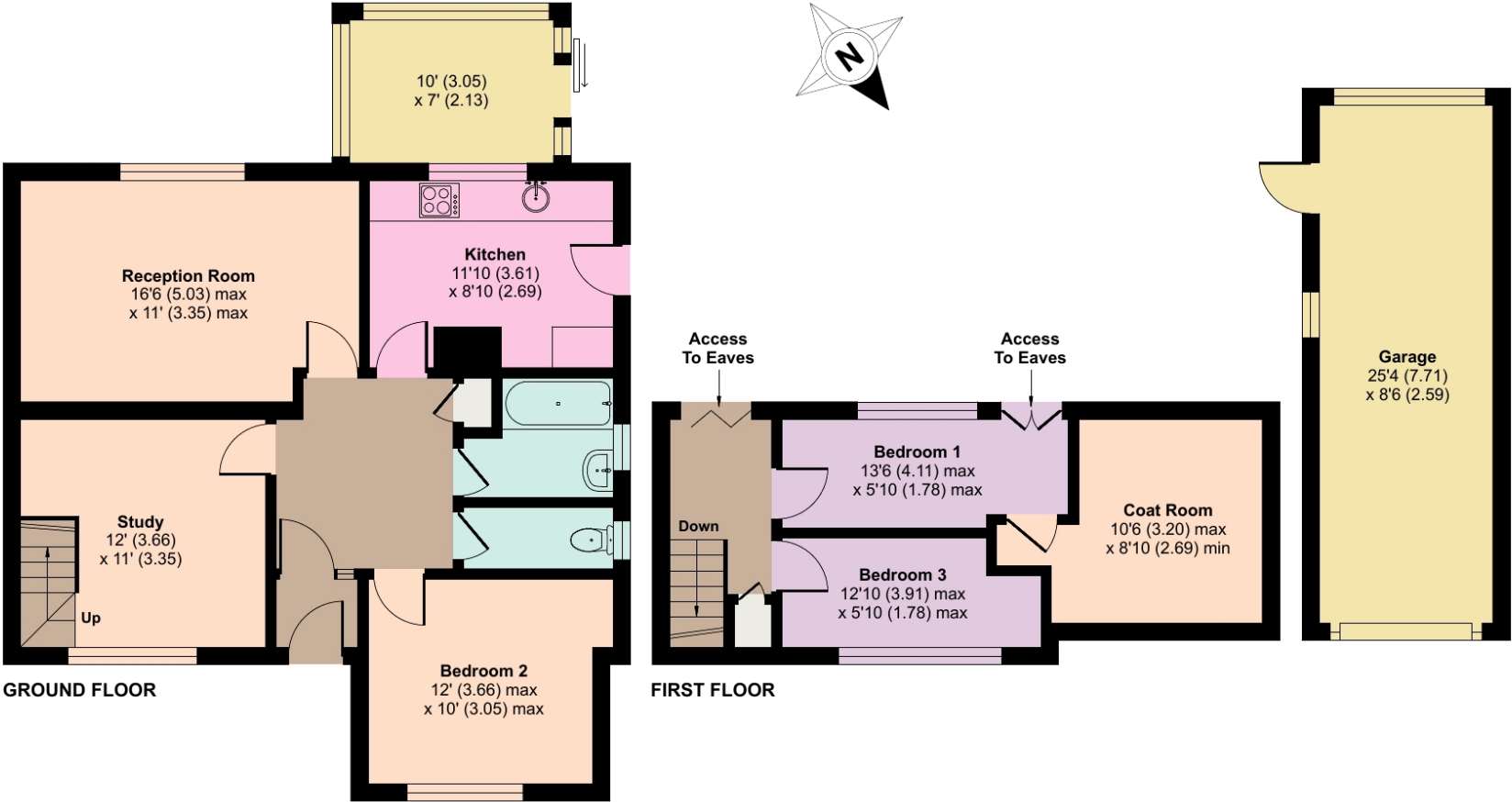
Hull Crescent, Bournemouth, BH11

Approximate Area = 1262 sq ft / 117.2 sq m (includes garage)

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1332 sq ft / 123.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Edwards Estates Ltd. REF: 844210



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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