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ESTATE AGENTS

MONKS WAY

BOURNEMOUTH, BH11 9TR







# GUIDE PRICE £275,000

This end of terrace house is conveniently located in Bearwood, with local amenities and road links within easy reach. The property is very well presented throughout, approached across a low maintenance frontage with useful outside storage facility adjacent to the front door.

The ground floor is open plan living, laid with contemporary hard flooring with a lounge/family area to the front of the property and a stylishly appointed kitchen overlooking the rear garden.

On the first floor there are two double bedrooms – one with the benefit of a useful storage cupboard. The fully tiled contemporary shower room has “Jack and Jill” wall hung wash hand basins, WC and shower cubicle.

The rear garden enjoys a good degree of privacy with fencing to all boundaries. Laid primarily to lawn, there is a decked area immediately abutting the rear elevation and a garden shed sits towards the rear of the plot with side gate alongside.

## Additional Information

Energy Performance Rating: C

Council Tax Band: B

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park with plenty of non allocated spaces

Utilities: Mains electricity, mains gas, mains water

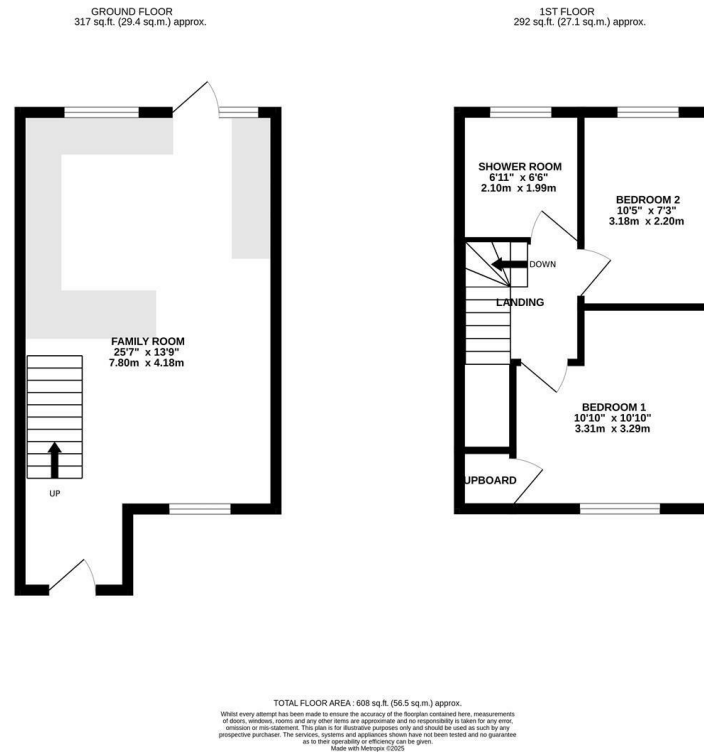
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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## Ferndown Office

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