

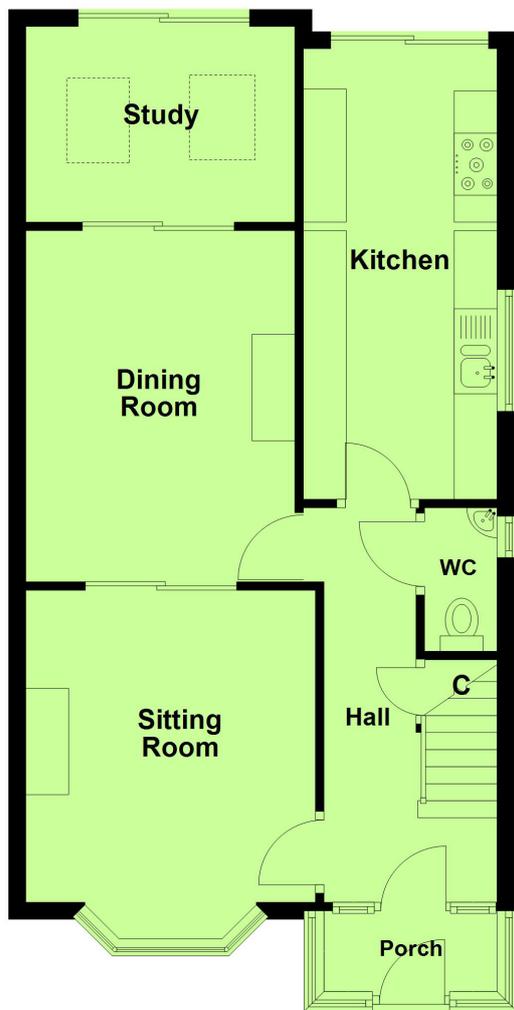
97 Evelyn Road
Moordown
Bournemouth BH9 1SY

Price **£450,000** Freehold



A BEAUTIFULLY PRESENTED CHARACTER HOME SITUATED IN A POPULAR LOCATION. OFFERED FOR SALE FOR THE FIRST TIME IN 30 YEARS.

Ground Floor



First Floor



Total area: approx. 102.3 sq. metres (1101.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

*** PORCH**

*** HALLWAY 15' X 6' 7" (4.57m x 2.04m)**

*** CLOAKROOM 4' 7" X 2' 6" (1.43m x 0.79m)**

*** LIVING ROOM 14' 1" X 10' 5" (4.29m x 3.2m)**

*** DINING ROOM 13' 7" X 10' (4.17m x 3.04m)**

*** SUN ROOM 9' 1" X 6' 3" (2.77m x 1.92m)**

*** KITCHEN 16' 1" X 8' (4.9m x 2.43m)**

*** STAIRS LEADING TO FIRST FLOOR**

*** BEDROOM ONE 14' 10" X 10' 1" (4.29m x 3.07m)**

*** BEDROOM TWO 11' X 10' 1" (3.35m x 3.07m)**

*** BEDROOM THREE 8' 8" X 7' 8" (2.68m x 2.37m)**

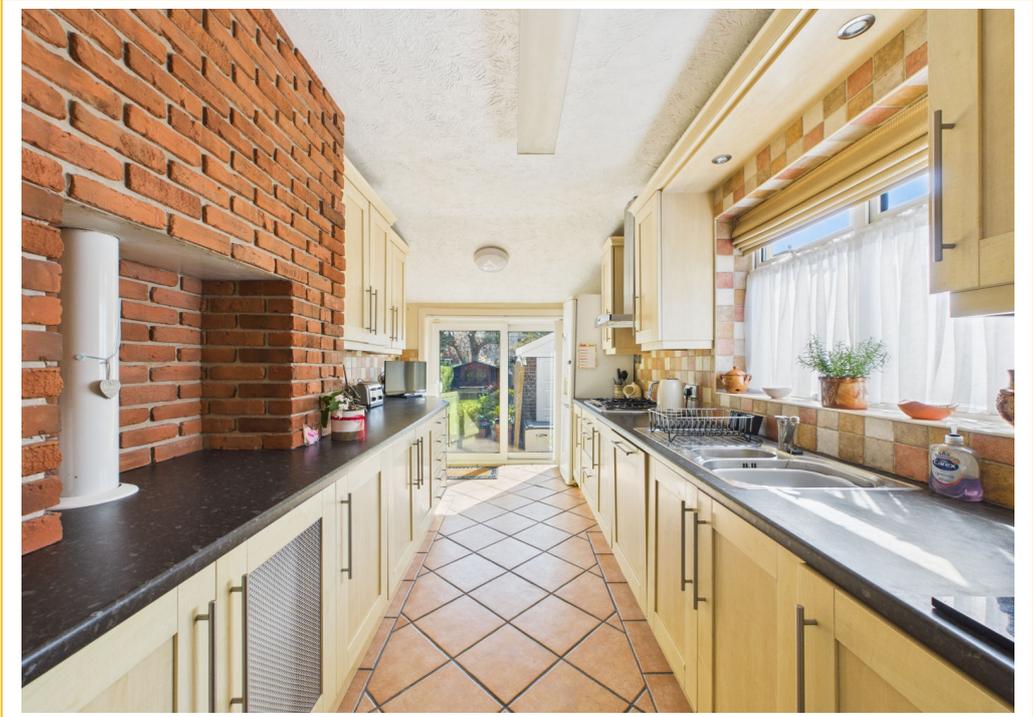
*** FAMILY BATHROOM 7' 9" X 6' 2" (2.4m x 1.88m)**

*** FRONT AND REAR GARDENS**

*** DRIVEWAY PARKING**

*** SINGLE GARAGE**

*** UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A porch gives access to a pleasant hallway giving access to all ground floor accommodation and stairs rising to the first floor. There is a large split reception room with bay window to front aspect and sliding doors giving the option to separate living and dining areas. The dining room features a living flame gas fire and leads into a bright garden room with skylight window and access to the garden. This makes an ideal home office, hobbies room or snug. The kitchen is fitted with a comprehensive range of base and eye level units, also giving access to the rear garden. Completing the ground floor accommodation is a cloakroom fitted with WC and wash hand basin.

On the first floor the landing gives access to three bedrooms and the bathroom. Bedroom one is to the front of the property with an attractive bay window and range of fitted wardrobes with sliding doors. Bedroom two is another double bedroom overlooking the rear garden, again benefitting from fitted wardrobes. The third bedroom is a single room with bay window to front aspect. The bedrooms are served by a spacious bathroom fitted with bath with shower over, wash basin, WC and bidet. The bathroom also houses a useful airing cupboard. From the landing there is also access to the loft via a pull down ladder. The loft is fully carpeted, has two skylight windows and eaves storage space. The loft space makes a great occasional bedroom, study or hobbies room.

To the rear of the house there is a good size neatly maintained garden. A patio area adjoins the house and then leads to a level lawn with mature borders. To the back of the garden there is a summer house and useful storage shed. To the front of the property there is an attractive front garden and driveway parking for two vehicles. The driveway leads down the side of the house to a single garage with up and over door.

The property is within easy walking distance of Moordown Recreation Ground and Park, a wealth of amenities and local shops on Wimborne Road. Within 0.5 mile a range of First schools, including Winton Primary, Queens Park Infants, St. Walburg's and Moordown St. John's. A choice of Upper schools are approximately a mile distant, including Grammar School options.





DIRECTIONS:

Heading away from Castle Lane West on Wimborne Road take the fourth turning on the left into Malvern Road and Evelyn Road is the fifth turning on the right hand side.

COUNCIL TAX: Band C BCP (Bournemouth) Council.

ENERGY EFFICIENCY RATING: Band E

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1973