

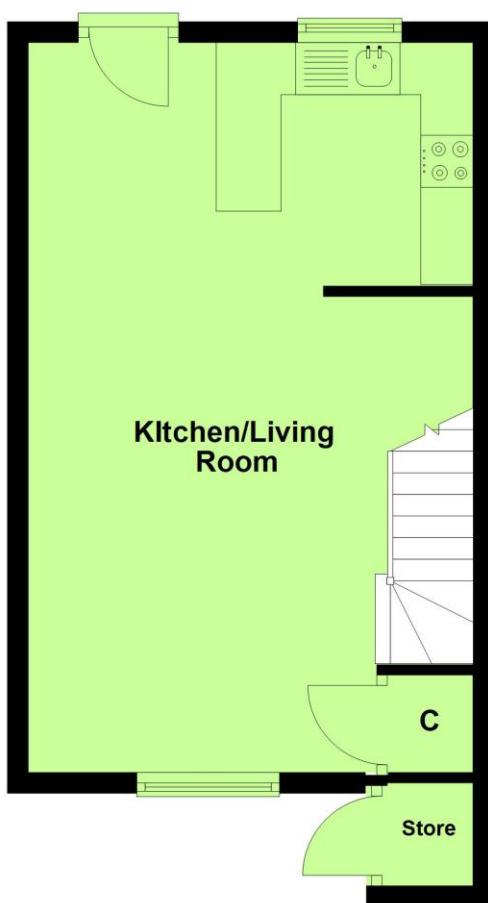
37 King Richard Drive  
Bearwood  
Bournemouth BH11 9PH

Price **£269,500** Freehold

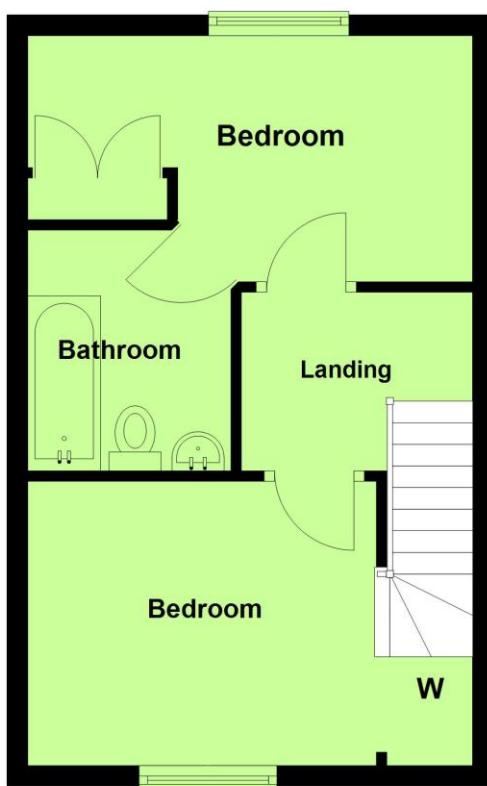


IDEAL FIRST TIME BUY OR BUY TO LET,  
A WELL PRESENTED TWO DOUBLE  
BEDROOM MID TERRACE FAMILY HOME  
WITH TWO ALLOCATED PARKING SPACES,  
AND SET IN A QUIET CUL-DE-SAC LOCATION.

## Ground Floor



## First Floor



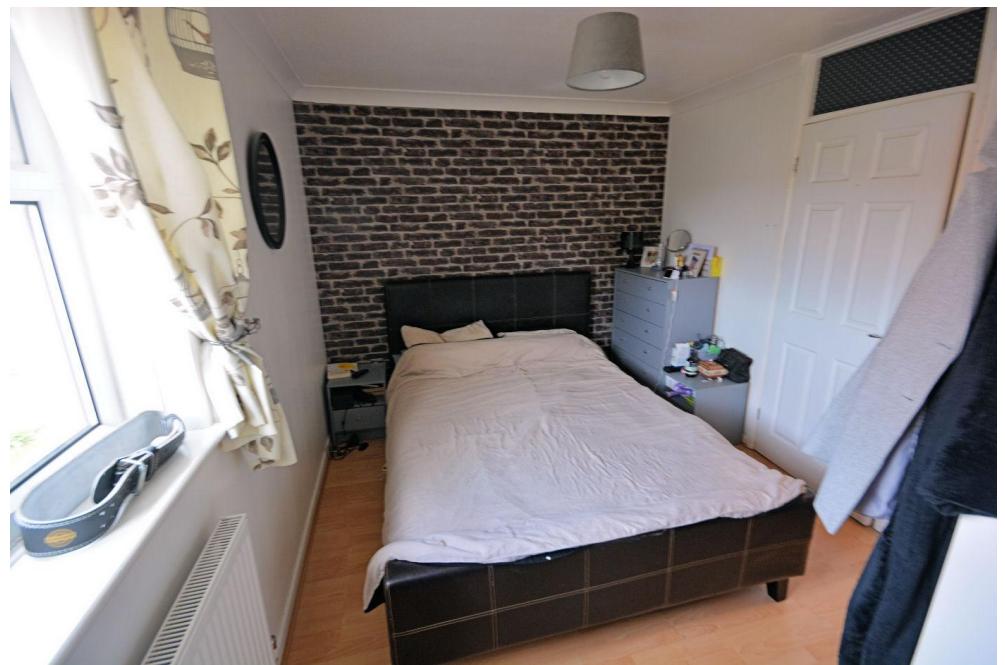
Total area: approx. 59.9 sq. metres (644.4 sq. feet)

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.



- \* **LOUNGE/DINING ROOM 22'9" (MAXIMUM) x 14' (MAXIMUM)  
(6.97m x 4.26m)**
- \* **KITCHEN 8'9" x 7'9" (2.71m x 2.4m)**
- \* **STAIRS LEAD FROM THE LOUNGE/DINING ROOM TO THE FIRST FLOOR**
- \* **BEDROOM ONE 14' x 9' (4.26m x 2.74m)**
- \* **BEDROOM TWO 10'1" TO WARDROBE FRONT x 8'9" (3.07m x 2.71m)**
- \* **BATHROOM 6'8" x 6' (2.07m x 1.82m)**
- \* **FRONT & REAR GARDENS**
- \* **TWO ALLOCATED PARKING SPACES**
- \* **DOUBLE GLAZED WINDOWS**
- \* **GAS FIRED CENTRAL HEATING WITH RADIATORS**





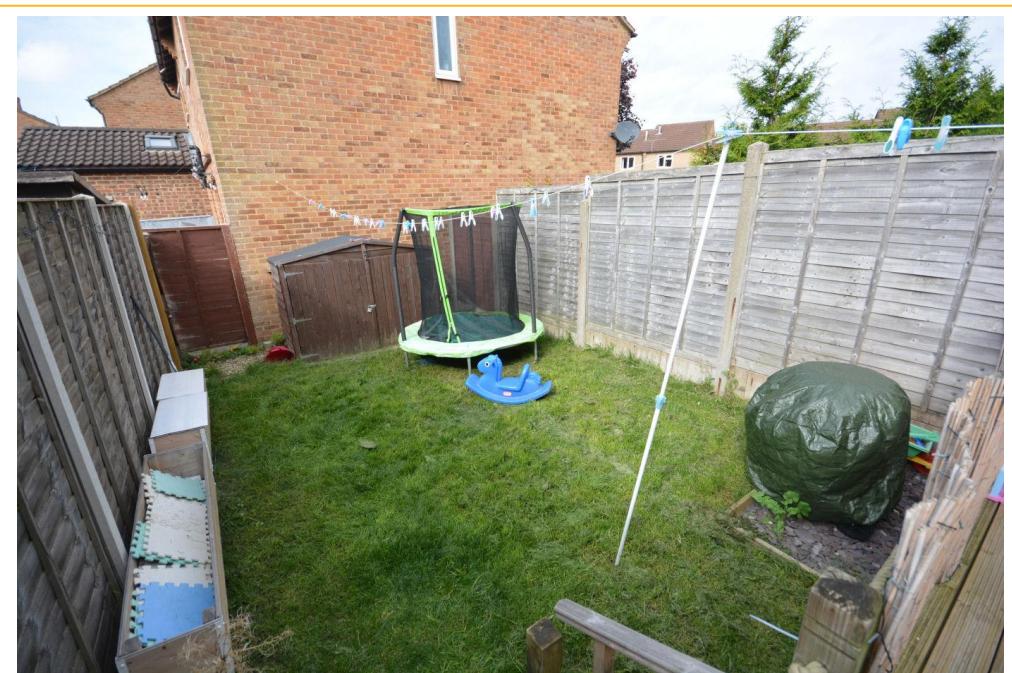


## ABOUT THIS PROPERTY

The front door leads to an open plan lobby area with built in storage cupboard, in turn leading to the lounge/dining room with understairs storage. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, four ring burner electric hob with extractor fan above and integrated oven beneath, space and plumbing for washing machine and tumble dryer, integrated fridge/freezer, single bowl single drainer sink unit with mixer tap, part tiled walls, window overlooking the rear garden and wall mounted gas fired central heating boiler.

Stairs lead from the lounge/dining room to the first floor landing where there is access to loft space. Bedroom one is to the rear of the property with built in wardrobe. Bedroom two is to the front of the property with built in airing cupboard and inset hanging space. The bathroom can be accessed by both the landing and the main bedroom and comprises bath with mixer tap and shower attachment, further overhead shower, shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, wall mounted fitted cupboard and mirror.

To the front of the property, there is a storage cupboard and allocated parking. The front garden is predominantly laid to gravel with paved pathway to the front door. The rear garden has a raised decking area and the remainder is laid to lawn. There is a gate to the rear leading to an additional car parking space.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout take the first exit left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Queen Anne Drive will continue into Magna Road and after passing the Canford Arena, King John Avenue will be found on the right hand side. Follow the road round and at the T-junction turn right into Knights Road and King Richard Drive can be found further down on the right hand side.

**COUNCIL TAX:** Band C BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**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: R2041**