



53 KING RICHARD DRIVE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9PH
PRICE GUIDE: £325,000 FREEHOLD

A WELL PRESENTED, MODERN 3 BEDROOM DETACHED BUNGALOW STANDING ON A PRIME CORNER GARDEN PLOT, WITH A SOUTH FACING REAR GARDEN, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

The bungalow benefits from gas central heating, UPVC double glazing, a rear conservatory, a modern fitted kitchen, and the integral garage has been modified to form an en suite shower room to the main bedroom and a useful store.

AT A GLANCE

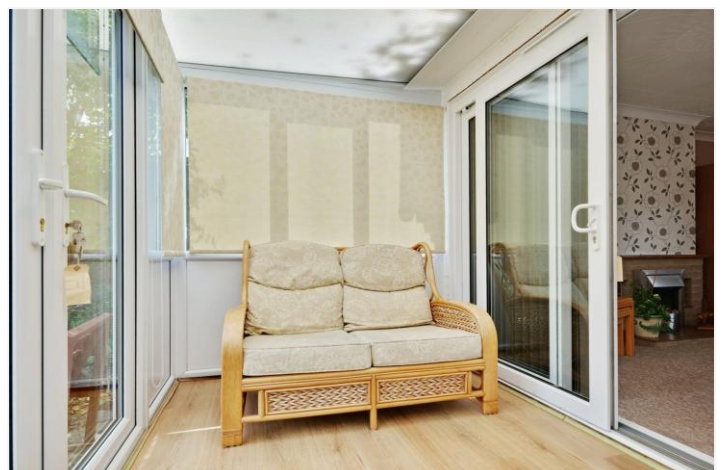
- No forward chain
- South facing rear garden
- Conservatory
- Standing on a prime corner garden plot
- Nicely proportioned living room



DESCRIPTION:

A UPVC front door leads through to an L-shaped reception hall with an airing cupboard, 2 built-in shelved storage cupboards, access to loft space, and there is a UPVC casement door to an enclosed rear porch.

The nicely proportioned living room has a decorative fireplace, attractive box window to the front elevation, glazed screen to the kitchen, and patio doors lead to a rear conservatory with French doors leading out to the rear garden. The kitchen is fitted with a modern range of units, worktops, appliance space and plumbing for washing machine, space for slot-in cooker, recess suitable for a fridge/freezer, and a wall mounted Worcester gas fired central heating boiler (replaced approx 6 years ago). The dual aspect main bedroom has an en suite shower room comprising a shower, WC, pedestal wash hand basin, and ladder rack style radiator which can be heated off the central heating or the electric. There are 2 further bedrooms (bedroom 2 is a good sized double bedroom), and a bathroom with a panelled bath (Mira shower fitment over and glazed screen), pedestal wash hand basin, and WC.



A driveway leads to the integral garage which has been foreshortened to form a useful store (with up-and-over door, light and power point). The open plan front garden is predominately lawned, and a gravelled pathway to the side of the bungalow leads to a private side garden which has a hedgerow boundary, timber garden shed, a centre lawn and a rose bed. A garden footpath extends to the rear of the bungalow to a further enclosed rear garden which enjoys a southerly aspect and affords a fair degree of privacy. There is a lawn area with a paved patio, and a lean-to covered outdoor seating area.

LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

COUNCIL TAX:

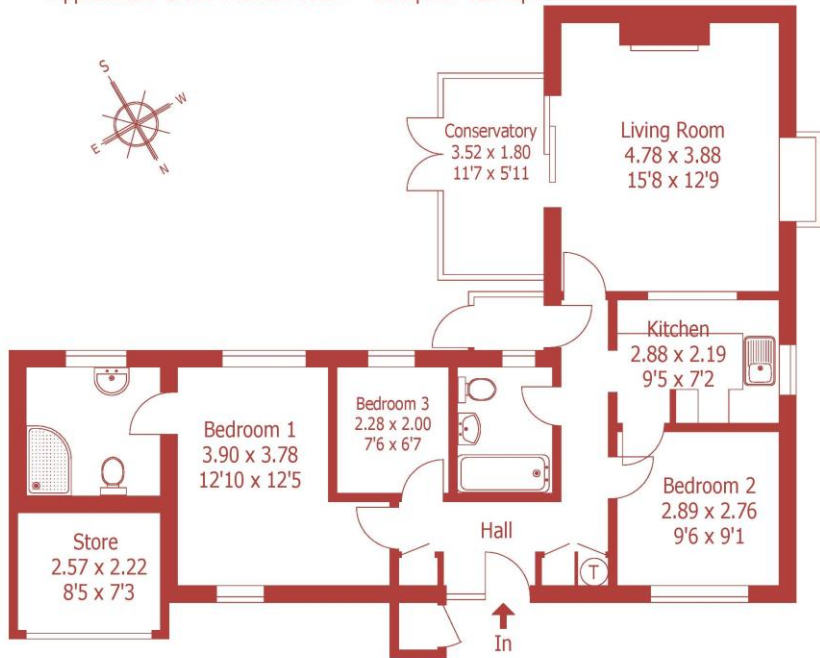
Band C

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit, into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, which becomes Magna Road. As you enter Bearwood, turn right into King John Avenue. Follow the road all the way to the T-junction at the end, and turn right into Knights Road, and after a short distance King Richard Drive can be found on the right hand side.



Approximate Gross Internal Area :- 86 sq mt / 923 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.