

Christopher  
**Batten**



166 Howeth Road  
Ensburry Park, Bournemouth, BH10 5NU  
**£350,000 Freehold**





**PRICE GUIDE: £350,000-£375,000.** A 4 bedroom split level detached bungalow which would benefit from some modernisation, for sale with NO FORWARD CHAIN, in an established residential area with easy access to shops and amenities in Northbourne.

The property benefits from gas central heating, for which a new Worcester Bosch boiler was fitted in November 2022, double glazing, off road parking, a garage/workshop, a spacious garden, and easy access to Bournemouth which offers a wide range of facilities and a mainline rail link to London Waterloo

#### Reception hall

Airing cupboard

#### Living room

Display plinth, fitted gas fire and glazed doors to the kitchen/breakfast room.

#### Kitchen/breakfast room

In need of refurbishment, with cupboards, gas hob, electric double oven and appliance space

#### Utility room

Space and plumbing for washing machine, and door to the rear garden

#### Cloakroom

WC and wash basin

#### Bedroom 1

Patio door to the rear garden, and en suite shower and wash basin

#### Bedroom 2

Front aspect

#### Bedroom 3

Front aspect







#### Bedroom 4/study

#### Bathroom

Bath (with shower and screen above), wash basin, WC and cupboard housing a Worcester gas boiler

#### Attic

From the kitchen/breakfast room, stairs lead to a large attic which has a cloakroom (with WC and wash basin) and a door to further roof space



#### Outside

Wrought iron double gates lead to a driveway providing off road parking. There is a spacious integral garage with a rear workshop (with door to outside.) The front garden is bounded by stone walling and has a raised lawn with shrubs. There is access on both sides of the bungalow to a rear garden with paved patio, exterior water tap and light, shed, sloping lawn, trees and shrubs, and crazy paved patio



#### Directions

Proceed through Northbourne towards Bournemouth. Before reaching the roundabout, turn right at a set of traffic lights. Follow the road, taking a right hand turning. Proceed up the hill, and turn left into Howeth Road

#### Council Tax

Band C





Floor Plan



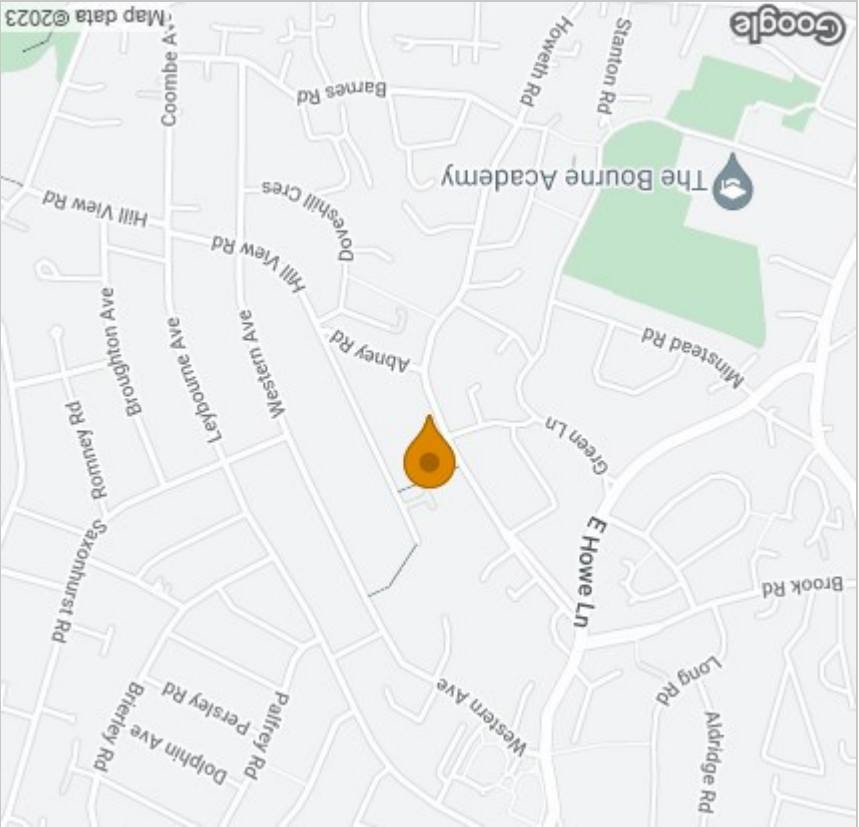
Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

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Area Map



Energy Efficiency Graph

