



42 Durdells Gardens, Bournemouth BH11 9EZ

Nicely positioned within a cul-de-sac location lies this three bedroom terraced house offering well proportioned living accommodation. There is off road parking, outbuilding/storage shed and the property is conveniently situated close to Turbary Retail Park and local amenities.

EPC: 71 Council Tax Band: B Price: £275,000 Freehold

 **3**  **1**  **2**





Key Features

- TERRACED FAMILY HOME
- SPACIOUS ENTRANCE HALLWAY WITH FEATURE PART TILED WALL
- FRONT LOUNGE
- GENEROUS SIZE KITCHEN
- CONSERVATORY/DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING
- FRONT & REAR GARDENS WITH OUTBUILDING/STORAGE
- CLOSE TO LOCAL AMENITIES

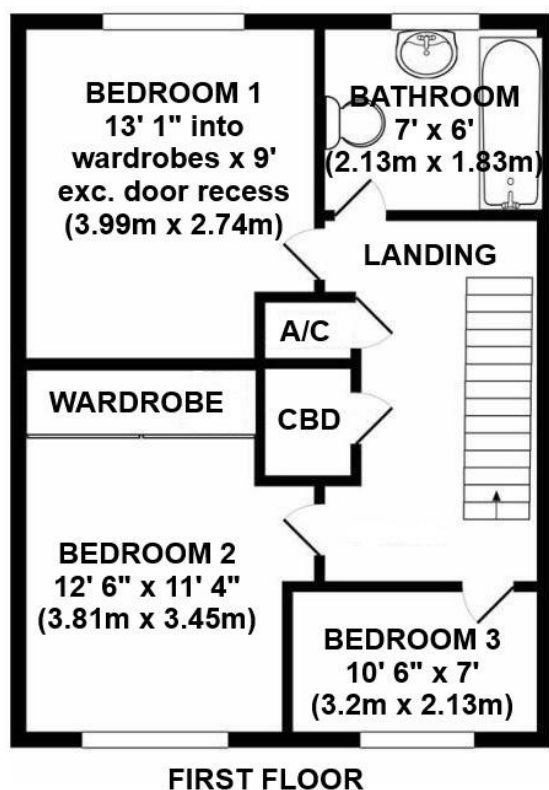
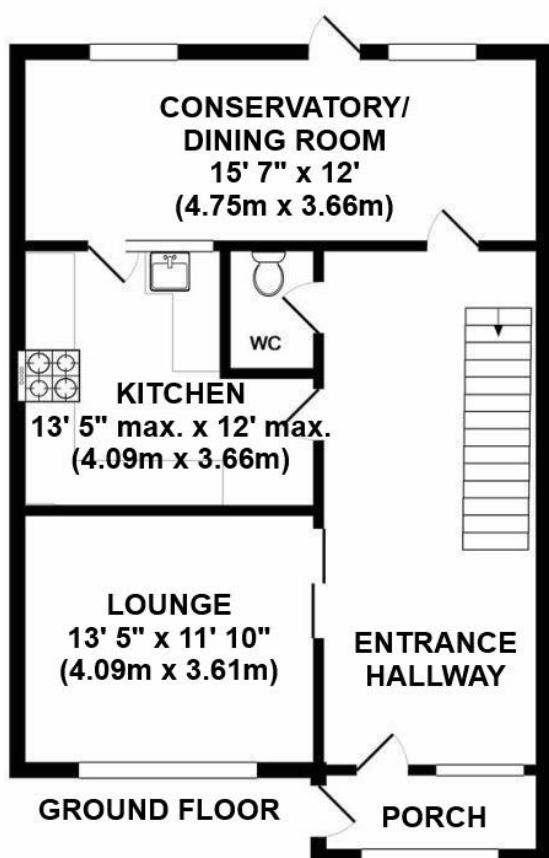
The Property

There is a porch ideal for coats/shoe storage which leads through to the spacious entrance hallway with a feature illuminated part tiled wall. A door from here leads through to the cosy front lounge with large picture window. Located in the centre is the generous size kitchen with ample storage units and drawers and a door leading through to the conservatory/dining room which is mainly brick in construction and has a sloping roof and double glazed doors leading out onto the garden.

To the first floor there are three bedrooms, to include two doubles and a good size single, all serviced by a family bathroom.

Outside to the front there is off road parking and to the rear there is a low maintenance rear garden with resin patio, suitable for outside/dining furniture and to the side there is a section laid with artificial grass. There is a good size outbuilding which has multiple uses to include storage/home office/gym.

The property is situated in a convenient location close to Turbary Retail Park and Wimborne Road with its comprehensive range of day to day shopping facilities and excellent bus services.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

wt
WILSON THOMAS
ESTATE AGENTS