



## 22 Hood Crescent

Wallisdown, Bournemouth, BH10 4DD

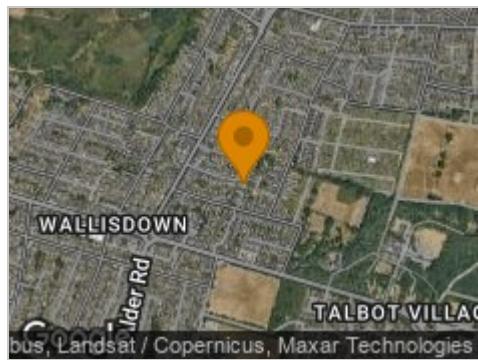
Offers In Excess Of £300,000



## Road Map



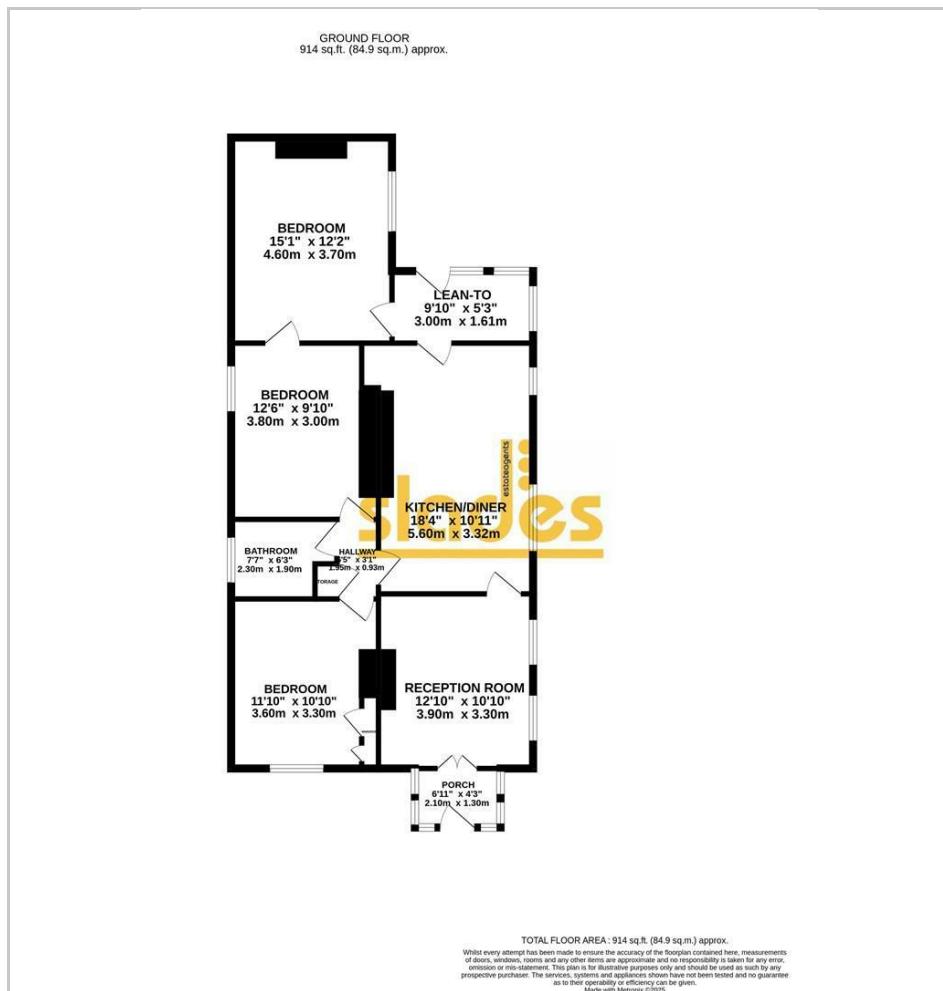
## Hybrid Map



## Terrain Map



## Floor Plan



- SPACIOUS DETACHED BUNGALOW IN NEED OF MODERNISATION
- LARGE PLOT (within SSSI so limited development potential)
- 3 DOUBLE BEDROOMS
- 18FT KITCHEN DINER
- MODERN CENTRAL HEATING
- MOSTLY uPVC DOUBLE GLAZING
- ANNEXE POTENTIAL
- GARAGE/ BOAT/ CARAVAN SPACE
- VIEWING HIGHLY RECOMMENDED
- NO FORWARD CHAIN

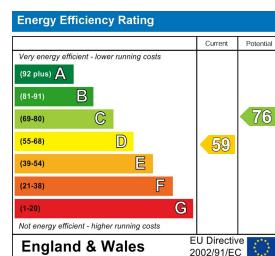
## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



**\*\* NO FORWARD CHAIN\*\* A 2/3 bedroom detached bungalow on a good size plot requiring some updating and modernisation.**



#### ENTRANCE PORCH

4'3" x 6'10" (1.3 x 2.1)

The accommodation with approximate room sizes comprises of the original front ENTRANCE PORCH with surround windows over a dwarf brick wall, pitched roof and further panel glazed double doors leading to the

#### RECEPTION ROOM

10'2" x 12'9" (3.1 x 3.9)

with coved ceiling and pendant light, 3 radiators, gas fire and two uPVC double glazed windows to the side elevation, adjoining door to

#### KITCHEN DINER

18'4" x 10'10" (5.6 x 3.32)

with coved ceiling, pendant light further strip light. Two uPVC double glazed windows to the side elevation and gazed trades door to the rear. Radiator, range of matching wall and base level kitchen cabinets with rolled edged working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer monobloc tap over. Four burner gas hob and fitted under counter oven with extractor hood over, space and plumbing for washing machine and further utility spaces. Modern wall hung Worcester gas combination boiler and airing cupboard with storage shelving and radiator.

#### REAR LEAN-TO

5'2" x 9'10" (1.6 x 3)

with surround glazing over dwarf brick walls and further half glazed door onto rear patio and garden beyond. Adjoining door to bedroom.

#### INNER HALLWAY

2'11" x 6'4" (0.9 x 1.95)

with access to loft space, wall light, further useful storage cupboard also housing the electricity meter and consumer unit and door to

#### FRONT BEDROOM

11'9" x 10'9" (3.6 x 3.3)

with coved ceiling and pendant light, radiator and window to front elevation.

#### MIDDLE BEDROOM

12'5" x 9'10" (3.8 x 3)

with coved ceiling and pendant light, radiator and window to side elevation.

#### REAR EXTENSION BEDROOM

15'1" x 12'1" (4.6 x 3.7)

with coved ceiling and central light, radiator and uPVC double glazed window to the side elevation, part glazed door into rear lean to.

#### BATHROOM

6'2" x 7'6" (1.9 x 2.3)

being of a generous size with ceiling light,  $\frac{3}{4}$  tiles walls and frosted glazed window to the side elevation, coloured suite comprising of a bath with chrome hand grips and mixer taps with shower attachment over. Pedestal wash hand basin with chrome quarter turn taps and close coupled WC, radiator.

#### OUTSIDE

the property sits upon a very generous size plot with off road parking to the front and a small front garden area and to the right hand side of the property there is a large garden with mature shrub boarders and to the

rear there are fruit trees, wild garden area, useful shed and vegetable growing areas. There is a hard standing patio area moving to the rear Lean-to.

