



43 PLANTAGENET CRESCENT, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9PL  
£220,000 FREEHOLD

## A WELL PRESENTED 1 BEDROOM TOWN HOUSE WITH A SOUTH FACING GARDEN AND 2 ALLOCATED PARKING SPACES, FOR SALE WITH NO FORWARD CHAIN, ON A POPULAR RESIDENTIAL DEVELOPMENT.

### SUMMARY:

The property benefits from gas central heating and UPVC double glazing.



### AT A GLANCE

- South facing garden
- 2 allocated parking spaces
- Lounge/dining room
- Open plan kitchen
- Bedroom & bathroom



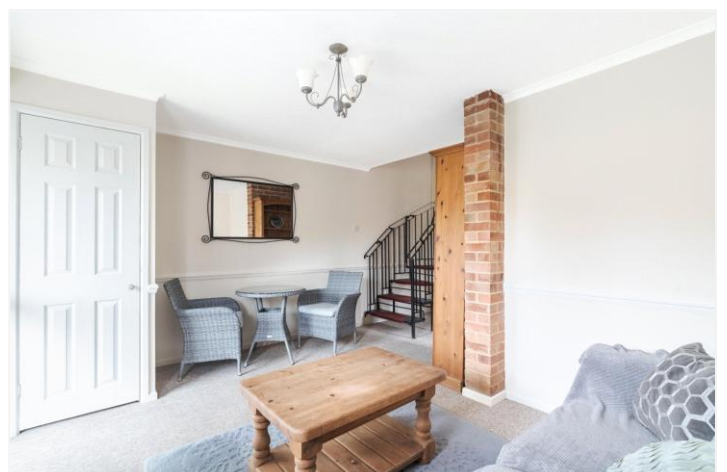
## DESCRIPTION:

A covered entrance porch (with external storage cupboard and lighting) and UPVC double glazed front door lead to the lounge/dining room which has a deep built-in cupboard, a decorative dado rail, a brick wall feature, and a square bay window looking onto the garden.

There is an open plan kitchen with units, worktops, Hoover washing machine, Bush cooker, extractor, Bush upright fridge-freezer, and window overlooking the garden.

A wrought iron spiral staircase leads to the first floor landing which has a loft access. There is a double bedroom with a built-in double wardrobe and an airing cupboard (with slatted shelving and radiator), and a bathroom with a modern white suite comprising bath (with shower and screen above), wash basin and WC, and electric shaver point and towel radiator.

There is a small residents' car park with 2 parking spaces allocated to this property. A gate leads to a semi-walled south facing rear garden which features a patio, water tap, low brick retaining wall, lawn, raised flower bed, shed and further patio/barbecue area.



## LOCATION:

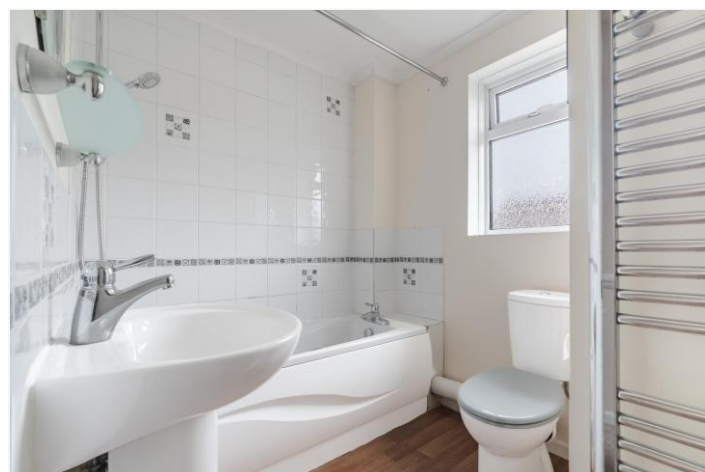
Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

## COUNCIL TAX:

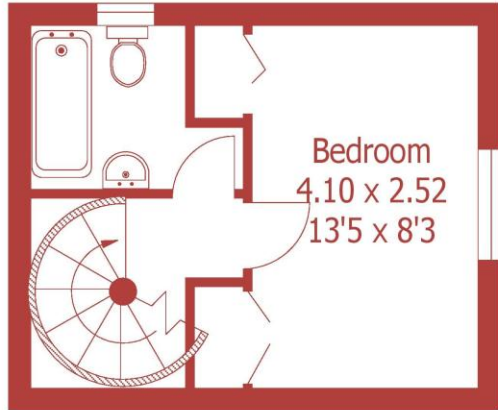
Band B

## DIRECTIONS:

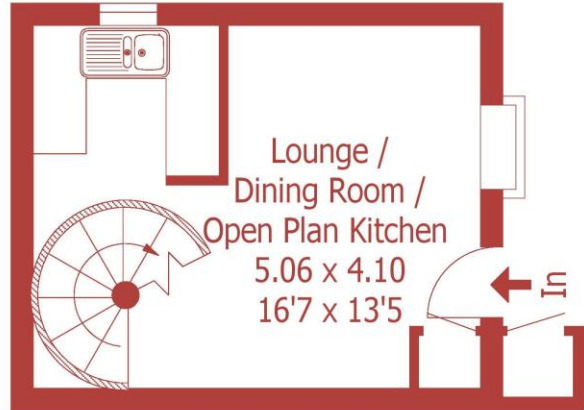
From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit, into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, which becomes Magna Road. As you enter Bearwood, turn right into King John Avenue. Follow the road all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



Approximate Gross Internal Area :- 41 sq mt / 446 sq ft



**First Floor**



**Ground Floor**

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		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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