



46 Verwood Crescent, Hengistbury Head,
Bournemouth, Dorset, BH6 4JE

Guide Price **£650,000**



3

Bedrooms



2

Living



2

Bath and Shower room



Garage & Driveway



EST
1992

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A well located home offered for sale chain free.

OFFERED FOR SALE WITH NO ONWARD CHAIN AND OFFERING EXCELLENT FURTHER POTENTIAL, THIS DETACHED HOME IN HENGISTBURY HEAD PRESENTS A GREAT OPPORTUNITY.

Having been well cared for the property is presented in clean and tidy order with double glazing and gas central heating throughout. It would though benefit from some updating making it a great property to personalise to taste over time.

The homes loft area has also been converted in the past and used as additional living space. Whilst our clients are not in possession of building regulation approval for this conversion, with some work it may be possible to obtain a regularisation certificate, or to further develop this space (STPP). Many neighbouring homes have also been further extended hence the property could be ideal for those seeking a wider project.

Entering the property a hallway offers built in storage and gives access to all rooms.

The lounge is set to the rear of the home and features a stone fireplace with a gas flame effect fire. There are two side aspect windows and a set of sliding patio doors opening into a sunroom.

The sunroom is of Upvc construction with double glazed windows overlooking the rear gardens, and a single door giving direct garden access.

Adjacent to the lounge, a separate kitchen comes fitted with a good range of eye and base level storage cupboards and offers space for a washing machine, dishwasher, undercounter fridge, and a freestanding gas cooker. Windows overlook the side and rear of property with a single door leading to the rear gardens.

The property offers three bedrooms served by a bathroom and a separate shower room with WC.

The master bedroom overlooks the front of property and makes for a comfortable double room. The adjacent second bedroom overlooks the side of property and also makes a good double room although it is currently arranged as a twin room.

Bedroom three is currently arranged as a study and it is from this room that a staircase leads up to the converted loft room.

The loft room has previously been arranged as a second sitting area/bedroom and offers a view towards Hengistbury Head from a rear aspect Velux window. As previously mentioned, our client is not in possession of building regulation approval for this conversion, but its potential is clearly apparent.

Moving outside, front gardens are laid to loose stone for ease of maintenance and enclosed by low level brick walling. A dropped kerb gives access to a driveway providing off road parking with a matching path leading to the front door and a gated side access path.

There is a garage attached to the side of property which has an up and over door to the front, a personal door to the rear, and a polycarbonate roof providing borrowed light to internal accommodation.

The rear garden offers patio, lawn and loose stone/shrub borders. It is fully enclosed by wooden fencing and backs on to Hengist Caravan park to the rear which is a sunken plot giving the garden a good deal of privacy. (NB: Hengist Park is currently a vacant site, but we understand new caravans/park homes may soon be instated).



KEY POINTS

No chain

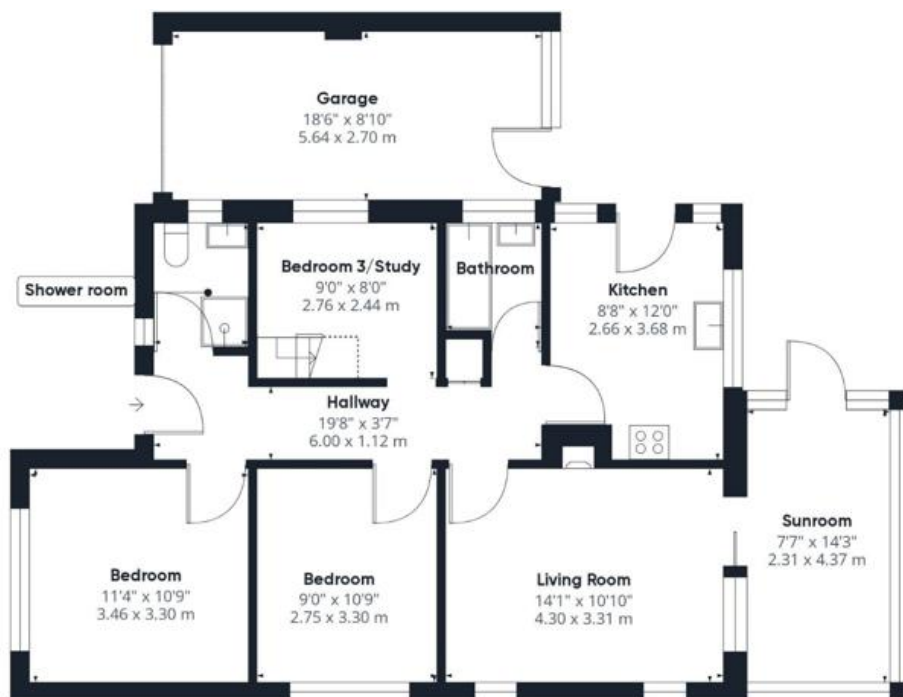
Sought after location

Upvc DG & GCH

Three bedrooms

Loft room

Great further potential



Excluding Loft Room
Approximate total area^m

975.21 ft²

90.6 m²

Reduced headroom

5.68 ft²

0.53 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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