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*Your Local Award Winning Estate Agency*



# MEYERS

MOVING BEYOND EXPECTATIONS



## 37 Nortoft Road

Bournemouth BH8 8QA

**£340,000**

- Immaculately Presented
- Two Double Bedrooms
- Open Plan Kitchen/Diner/Living
- Private Driveway
- South Facing Garden
- Close to Shops and Schools



## Location

Conveniently located immediately off the main Charminster high street, which boasts a wealth of bus stops, bars, cafes and convenience stores. Queens Park Golf Course is within a short walk away along with Bournemouth train station, whilst award winning sandy beaches, shops and restaurants are just approximately 2.5 miles away in Bournemouth Town Centre. Access onto the A338 Wessex Way by car takes roughly 1 minute, while Bournemouth's International Airport and mainline train station are just 5 miles and 1.5 miles distant respectively.

## Description

This beautifully presented Victorian style, semi detached house is situated in the popular and convenient area of Charminster and has been extended to make the perfect living space. The property comprises of an entrance hall, cosy living room to the front with box bay window, an impressive, extended, open plan living area to the rear with fully fitted kitchen that has stylish, yet in-keeping work tops and storage units, "Range style" cooker, centre island and space for all white goods, dining area and feature fire place with wood-burner. The first floor boasts two well proportioned bedrooms and a fully tiled family bathroom with bath, WC, wash basin, separate shower cubicle and heated towel rail. Outside offers a private driveway to the front and a secluded, well kept, south facing rear garden. An internal viewing is highly recommended.

## Directions

If travelling southbound on the A338 (Wessex Way) turn off at Springbourne Roundabout and follow the signs for Charminster. Travel down Richmond Park Road towards Charminster, take the left turning onto St Leonard's Road and then the 4th left onto Nortoft Road where the property is on the right hand side.

## Hallway

**Open Plan Lounge/Kitchen/Diner** 25' 9" x 11' 5" (7.84m x 3.48m)

**Sitting Room** 12' 8" x 11' 5" (3.86m x 3.48m)

## First Floor Landing

**Bedroom 1** 11' 2" x 11' 9" (3.40m x 3.58m)

**Bedroom 2** 9' 8" x 8' 10" (2.94m x 2.69m)

**Bathroom** 9' 8" x 5' 10" (2.94m x 1.78m)

## Tenure

Freehold

## Outside

Outside offers a private driveway to the front and a secluded, well kept, south facing rear garden.

## EPC

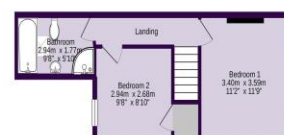
Rating - C

## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



GROUND FLOOR



FIRST FLOOR

PARKING: 

NORTOFT ROAD,  
BOURNEMOUTH

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APPROXIMATE AREAS	
GROUND FLOOR AREA	462 SQ/FT
FIRST FLOOR AREA	338 SQ/FT
TOTAL FLOOR AREA	801 SQ/FT
COUNCIL TAX	
EPC RATING	
APPROXIMATE UTILITY COSTS	

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