



EDWARDS
ESTATE AGENTS

61 Hamilton Road
BOURNEMOUTH, BH1 4EG

61 Hamilton Road BOURNEMOUTH BH1 4EG

Offers Over £210,000

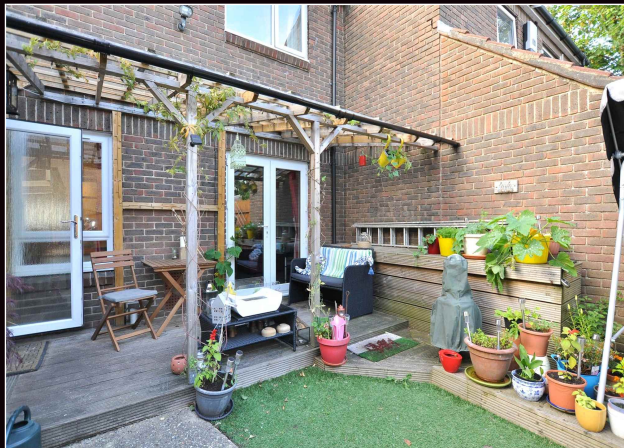
- Beautiful Family Home
- Stunning Kitchen/Diner
- Two Large Bedrooms
- Contemporary Bathroom
- Separate WC
- Landscaped Garden
- Secure Parking
- Popular Location

www.edwardstates.com

T: 01202 555550

A: 111 Old Christchurch Road,
Bournemouth, Dorset, BH1 1EP

E: info@edwardstates.com



An incredibly convenient location, lovely landscaped gardens and off road secured parking are just a few features of this extensively modernised two bedroom terraced home.

The owners of this delightful property have tastefully improved it over the last few years, creating a wonderful contemporary style family home.

Improvements include a fantastic 6.6 metre dual aspect kitchen/dining room with stylish gloss red fitted units, contrasting grey granite style worktops and very cool metal look flooring.

Additional improvements include a lovely contemporary style bathroom with separate over bath shower with full-drench head, a separate cloakroom, Worcester combination boiler and double glazing.

Both bedrooms are of a very good size and on the first floor landing is an incredibly useful walk-in wardrobe/cupboard.

Features include a very cosy sitting room with patio doors into the garden, a very useful walk-in storage cupboard in the entrance hall and a generous rear porch.

The rear garden has been designed with entertainment and relaxation in mind with a covered gazebo and decked area adjoining the rear of the property. It is primarily laid to hardstanding for ease of maintenance with a greenhouse and large timber workshop (with power and light). The owners have created some extra useful storage and off road parking for a car/van.

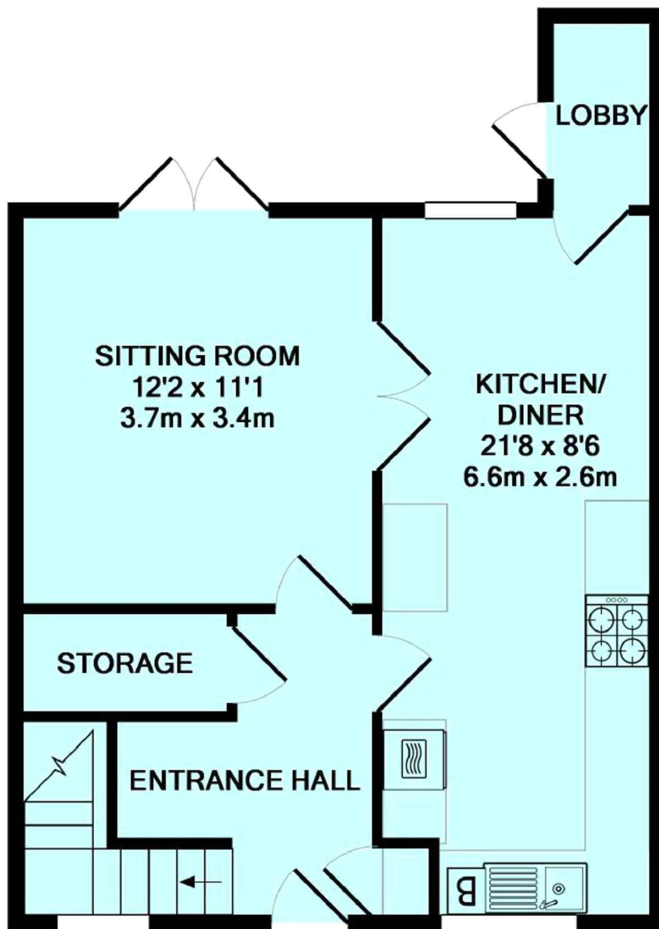
The front garden is enclosed by timber fencing and is laid to lawn with a path leading to the front door.

A comprehensive range of day to day shops, bars and restaurants can be found within 800 metres in Boscombe

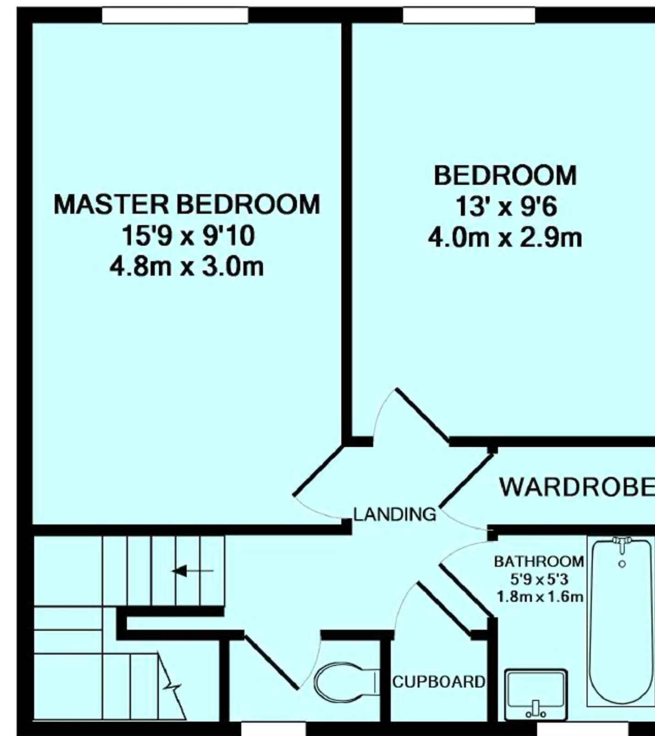
whilst the beautiful sandy beaches and pier are both within one mile.

The major seaside town of Bournemouth is just two miles away and the mainline train station and travel interchange is just one mile distant.





GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

