Nicholas Humphreys

133 High Howe Lane, Bearwood, BH11 9QZ

Offers In Excess Of £400,000

- Quiet Cul De Sac Location
- Low Energy Bills Via Solar Panels
- Ample Of Road Parking
- Three Double Bedroom,
- Scope for Extension
- Detached Garage
- Detached Bungalow
- Modern Bathroom
- No Forward Chain

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com

133 High Howe Lane, Bearwood BH11 9QZ

Set in a mature plot, this spacious three bedroom detached bungalow is accessed from Magna Road to Shapland Avenue, then leads to the quiet cul de sac location of High Howe Lane. An ideal family home presented in good order throughout that has scope to extend subject to planning permission. With good size frontage, the property would be ideal for someone with a number of cars, caravan or motorhome. A garage is also available. There are three good size bedrooms with modern bathroom and separate w.c. The property is conveniently situated between Bournemouth, Poole, Ferndown and Wimborne and offered with the benefit of no forward chain.

3 1 1 D Council Tax Band: D

Property Details

Area
Bearwood is a suburb on the north-western edge of Bournemouth, located at the bottom of the Stour Valley and taking its name from the ancient strips of woodland surrounding the area. Conveniently located between all main towns, the property also has many local facilities, with a number of shops, pubs and restaurants. Local schools, clubs and community groups are also close by, making it an ideal family location

Description
Accommodation Comprises. Front door to Entrance Hall, doors to all rooms, cupboard housing hot water tank with Hive control unit, hatch to loft space with loft ladder, insulated, part boarded, light.
Lounge, double aspect making a bright and airy room, feature stone fireplace with inset modern electric living flame fire.
Kitchen/Breakfast Room, range of work surfaces with matching breakfast bar, eye and low level storage cupboards and drawers, space for appliances, fully tiled, double aspect to side and rear, door to Rear Porch, built in storage cupboards.
Bedroom One, a generous sized double room with range of built in wardrobes, double aspect with windows to rear garden.
Bedrooms Two and Three, both double rooms with windows to front aspect.
Bathroom, modern shower room and fittings, glazed shower cubicle, vanity wash hand basin, low level w.c, part tiled, heated towel rail, window to rear.
Additional separate w.c, part tiled, window to rear.
Outside the rear garden enjoys a West facing sunny aspect, mainly paved for easy maintenance, bordered by various mature shrubs and bushes which offers a good deal of seclusion, wooden garden shed, side access, personal door to Garage, power and light sealed floor, electric roller shutter door. Front, providing ample off road parking for numerous vehicles, in and out driveway.

Tenure
Freehold

The property has the benefit of solar panels that have been fully paid for. There is no outstanding 'green loan' payable.
The current owners are receiving a monthly amount back from the Grid.

EPC Rating, Please note that the EPC shown was commissioned before the solar panels were installed.
We would estimate a new EPC would show a lower rating.

133 High Howe Lane

LOCATION
133 High Howe Lane
BH11 9QZ Bournemouth
England
GB

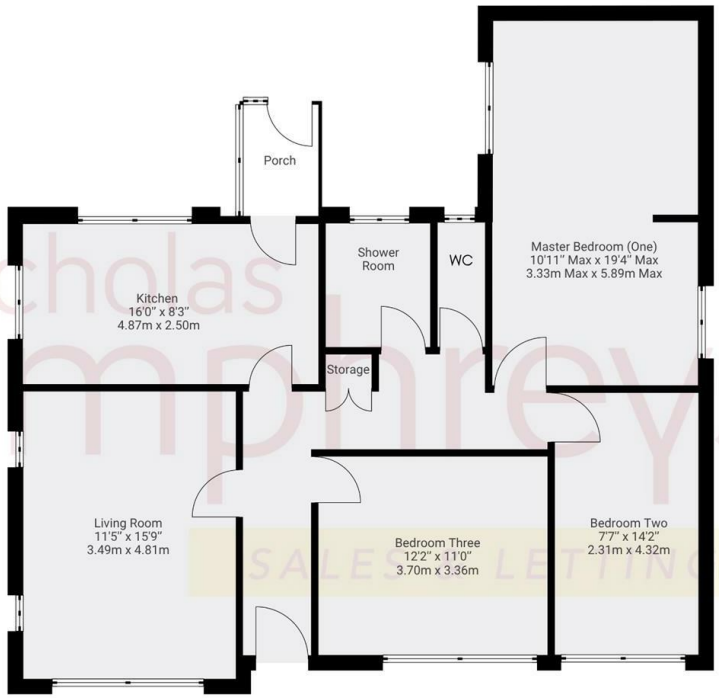
DETAILS
GROUND FLOOR: 961 sq.ft (89.3 sq.m.)
Approx

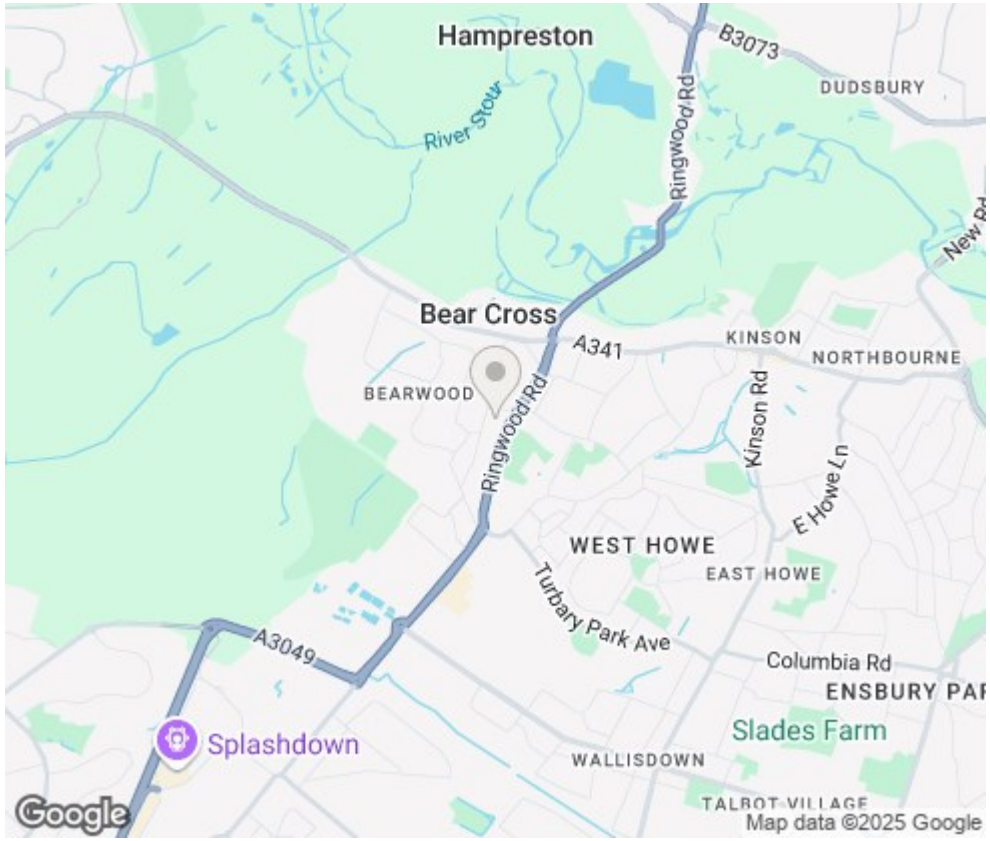
Nicholas Humphreys
2 Park Lane
BH21 1LD Wimborne
Dorset
United Kindom
wimborne@nicholashumphreys.com
nicholashumphreys.com
01202889088

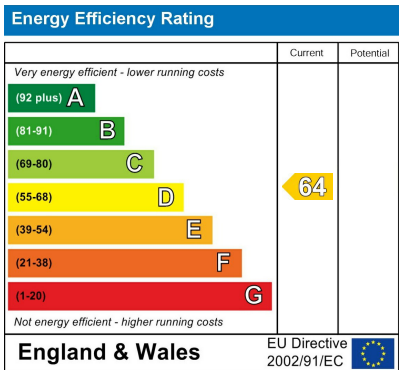
The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0' 2' 4' 6'
1:64

▼ Ground Floor







Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.