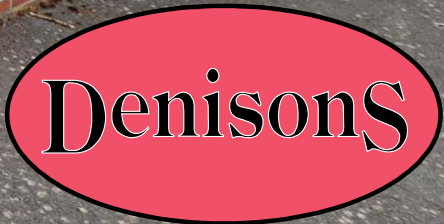




14 Nugent Road



14 Nugent Road

Bournemouth, Dorset,

BH6 4ET

£875,000

This four-bedroom, two bathroom detached house is situated in the highly sought-after location of Hengistbury Head, whilst also being less than a 10-minute walk from the award winning Southbourne beach. This ideal family home offers over 1700 sq. ft. of accommodation. To the ground floor you will find an entrance porch leading to a great size hallway, lounge with a fireplace and bay windows, kitchen, spacious living/dining area with sliding patio doors, study/bedroom, and a shower room. The first floor comprises of three double bedrooms with the main benefiting from bay windows, bathroom, and WC. This property benefits from an approx. 150ft garden that is laid to lawn, a 34ft garage and off-road parking for multiple vehicles. Sold with no forward chain.



Porch

Entrance Hall 13' 11" x 8' 9" (4.24m x 2.66m)

Lounge 14' 6" x 13' 2" (4.42m x 4.01m)

Kitchen 16' 6" x 9' 11" (5.03m x 3.02m)

Living/Dining room 22' 10" x 11' 11" (6.95m x 3.63m)

Bedroom/study 10' 2" x 7' 7" (3.10m x 2.31m)

Shower Room 8' 0" x 5' 10" (2.44m x 1.78m)

Garage 34' 4" x 9' 11" (10.46m x 3.02m)

First Floor Landing

Bedroom 1 14' 9" x 13' 2" (4.49m x 4.01m)

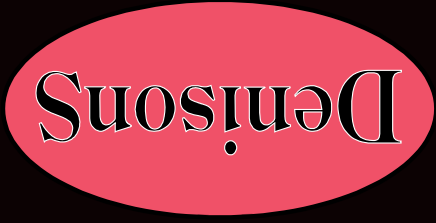
Bedroom 2 13' 1" x 10' 0" (3.98m x 3.05m)

Bedroom 3 11' 0" x 10' 4" (3.35m x 3.15m)

Bathroom 8' 7" x 7' 10" (2.61m x 2.39m)

WC 6' 6" x 3' 0" (1.98m x 0.91m)





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Score	Energy rating	Potential
92+	A	81 B
81-91	B	
69-80	C	62 D
55-68	D	
39-54	E	
21-38	F	62 D
1-20	G	

