



## 23 BRANKSOME WOOD ROAD

BOURNEMOUTH, BH2 6BX

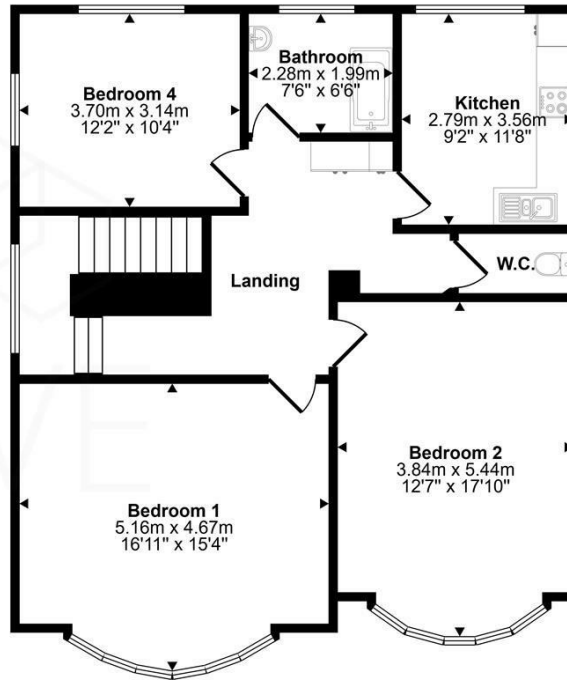
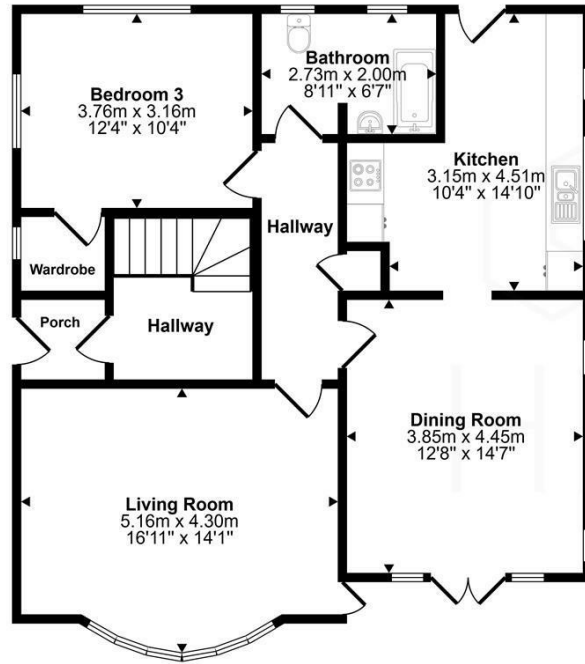
£700,000  
FREEHOLD

A unique opportunity to acquire a substantial detached home with a commanding positioning on a generous garden moments from the centres of both Bournemouth and Westbourne. Currently arranged as two large apartments, the property could be easily reconverted by simply removing a partitioning wall to create an impressive detached character home. If you're looking for a house which gives you the opportunity to personalise the nature of your home environment (without being too much of a project), this could be a fantastic option for you.

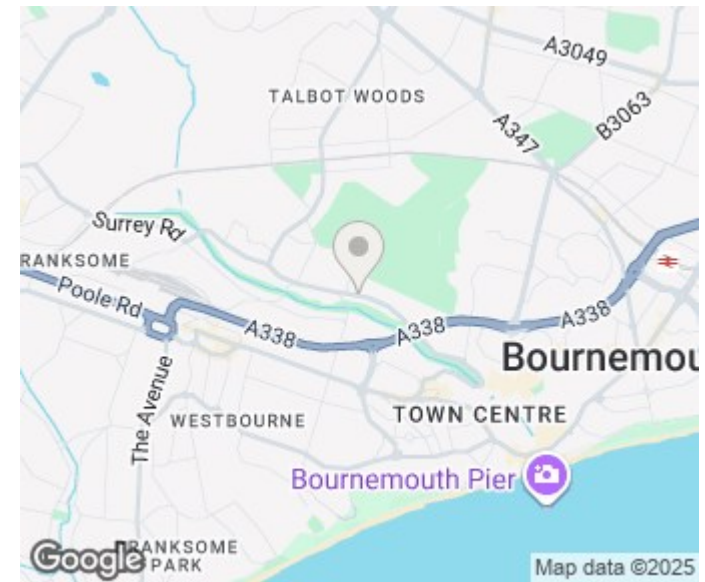


HIVE

Approx Gross Internal Area  
179 sq m / 1927 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 61                         | 74        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hive & Partners  
Unit F1  
Arena Business Centre 9  
Nimrod Way  
Ferndown  
BH21 7UH

01202 122 002  
sales@hiveandpartners.co.uk  
<https://www.hiveandpartners.co.uk/>



**HIVE**