



STRATTON OAK ESTATES

122 Wick Lane, Bournemouth, BH6 4LT  
Open To Offers £635,000



A UNIQUE OPPORTUNITY to acquire this single story bungalow set in one of the MOST DESIRABLE PARTS of WICK VILLAGE, coming to market for the first time in over 25 years. Potential to create a long term home in a highly sought after location. All just a few minutes' walk from Hengistbury Head.

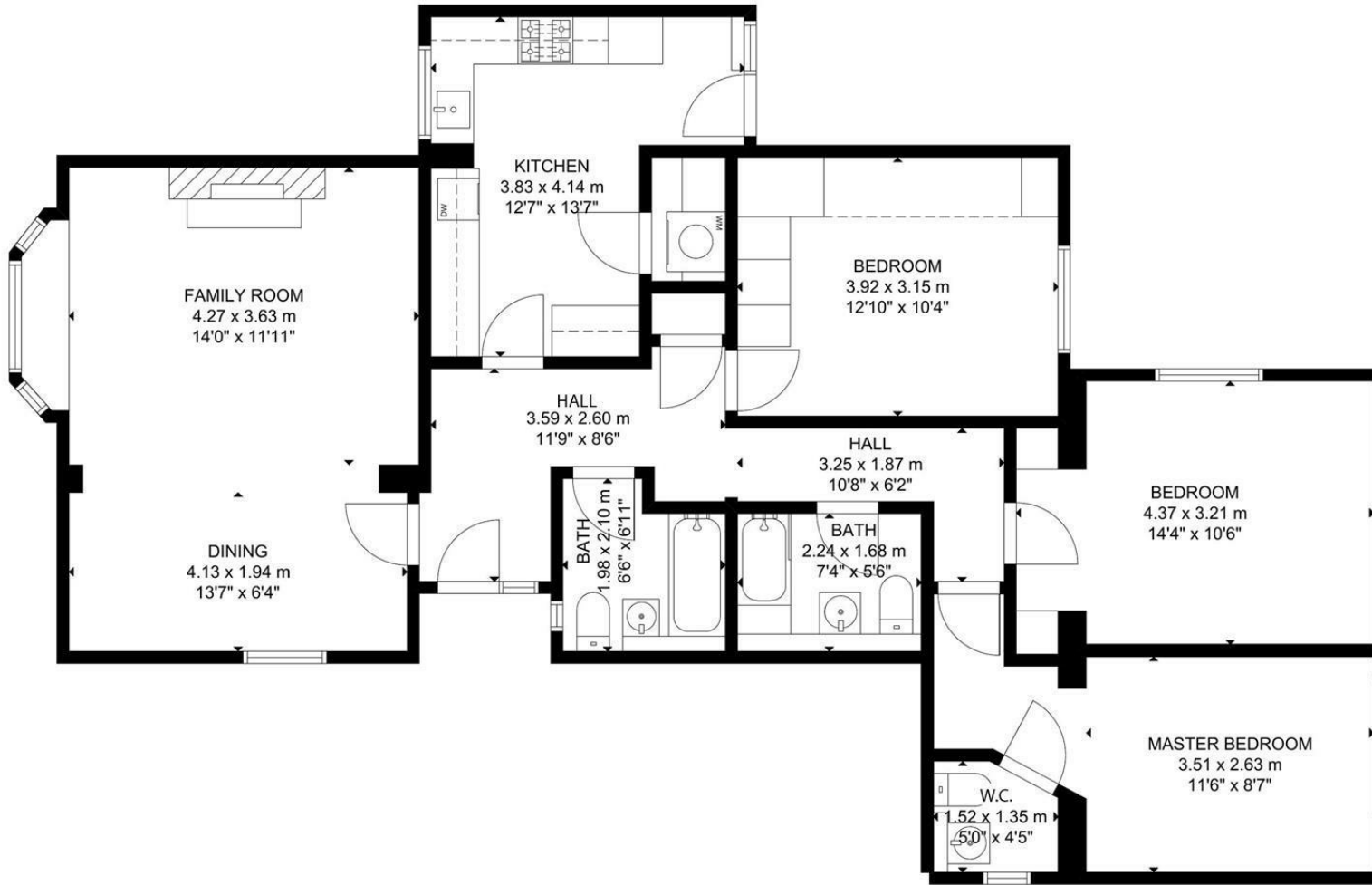
- Located in the highly sought after Wick Village, on one of the most enviable plots on Wick Lane.
- Located close to Tuckton village and the Priory town of Christchurch.
- Hengistbury Head Nature Reserve is on the doorstep and Southbourne beach less than a mile distant.
- Huge potential to create the perfect long term home in a desirable position.
- Large lounge/dining room with impressive bay aspect window.
- Kitchen/breakfast with utility cupboard and direct access to the rear garden.
- Three good sized double bedrooms with ensuite to Master bedroom.
- Two bathrooms, one with shower over bath and the other with sit in bath/shower.
- Off road parking for three vehicles and garage with up and over door.
- Newly fitted electrical consumer unit & No Forward Chain!







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GROSS INTERNAL AREA  
 TOTAL: 106 m<sup>2</sup>/1,137 sq ft  
 FLOOR 1: 106 m<sup>2</sup>/1,137 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-98) A		(91-97) A	
(81-91) B		(89-90) B	
(69-80) C		(85-88) C	
(55-68) D		(81-84) D	
(39-54) E		(78-80) E	
(21-38) F		(71-77) F	
(1-20) G		(55-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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