



STRATTON OAK ESTATES

5 Norwood Place, Bournemouth, BH5 2AT
Offers In Excess Of £350,000

This Charming property is FULL OF CHARACTER and has an impressive 100 ft SOUTH FACING GARDEN leading off the kitchen/diner. Ideally located within easy reach of the High Street and beach. The property comes with versatile living space, two bathrooms and forecourt parking. A must see to fully appreciate.

- Ideally located within a short walk to the train station, Southbourne High Street and the Award Winning sandy beach.
- A charming early 1900's property full of character including an original cast iron fireplace.
- Kitchen/diner to the rear that opens to a patio area with a picture perfect view of the garden.
- An oasis of a garden, spanning some 100ft in a Southerly direction and completely private.
- Three double bedrooms, two on the first floor with a bathroom and one on the ground floor with a shower room.
- The property has had lots of energy saving improvements including new radiators, windows, flooring and boiler.
- Spacious lounge seamlessly flows to the main hub of the home creating a great entertainment space.
- Parking available to the front of the property.

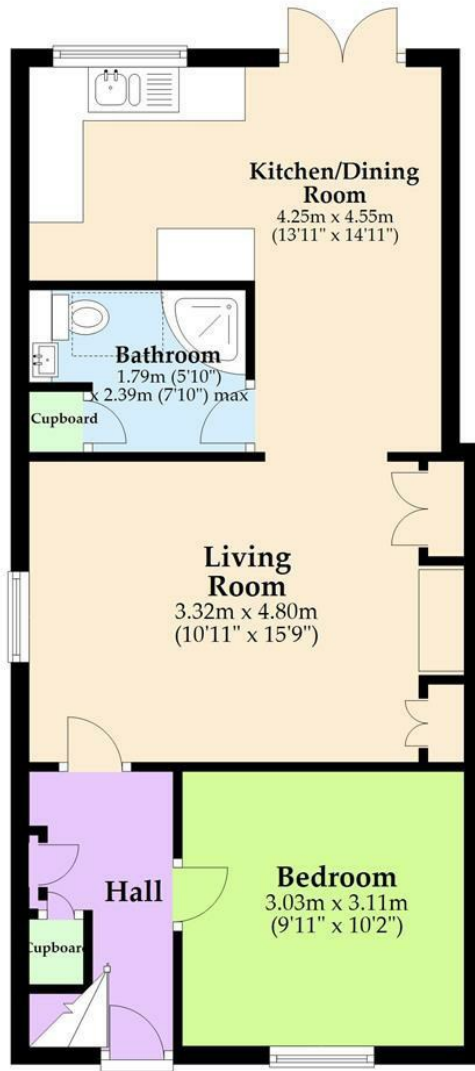




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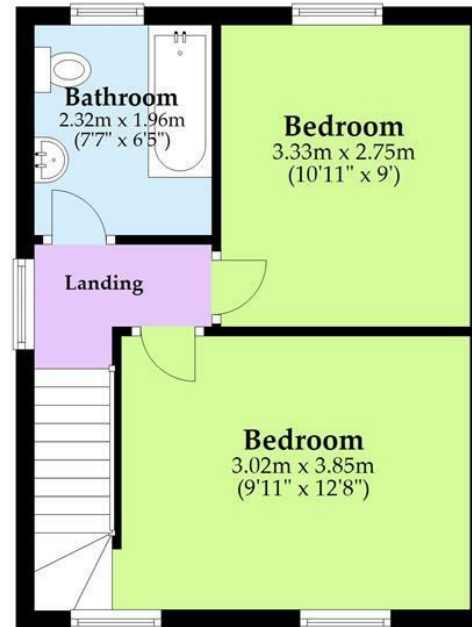
Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



First Floor

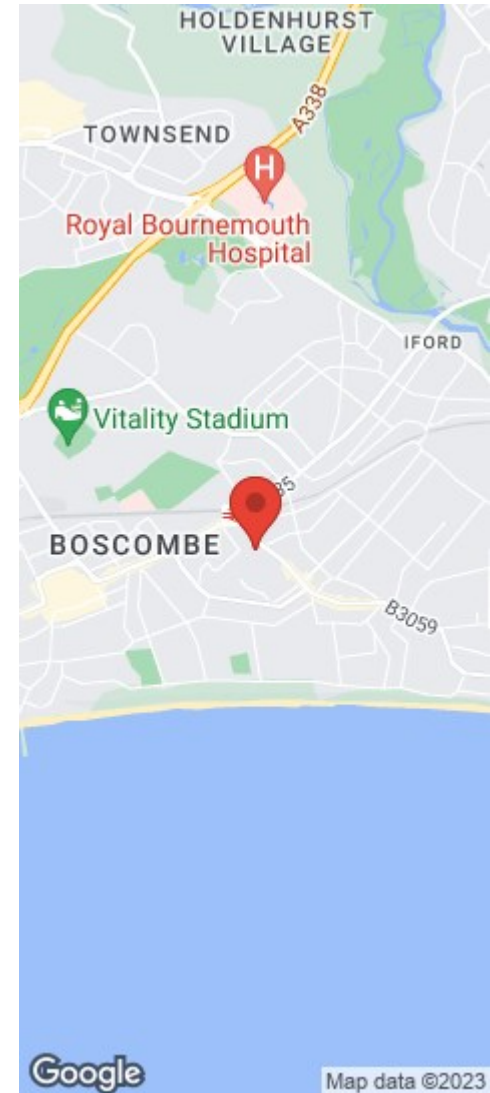
Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 81.7 sq. metres (879.8 sq. feet)

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		86	(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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