



STRATTON OAK ESTATES

22 Branksome Wood Road, Bournemouth, BH4 9JX

£512,500

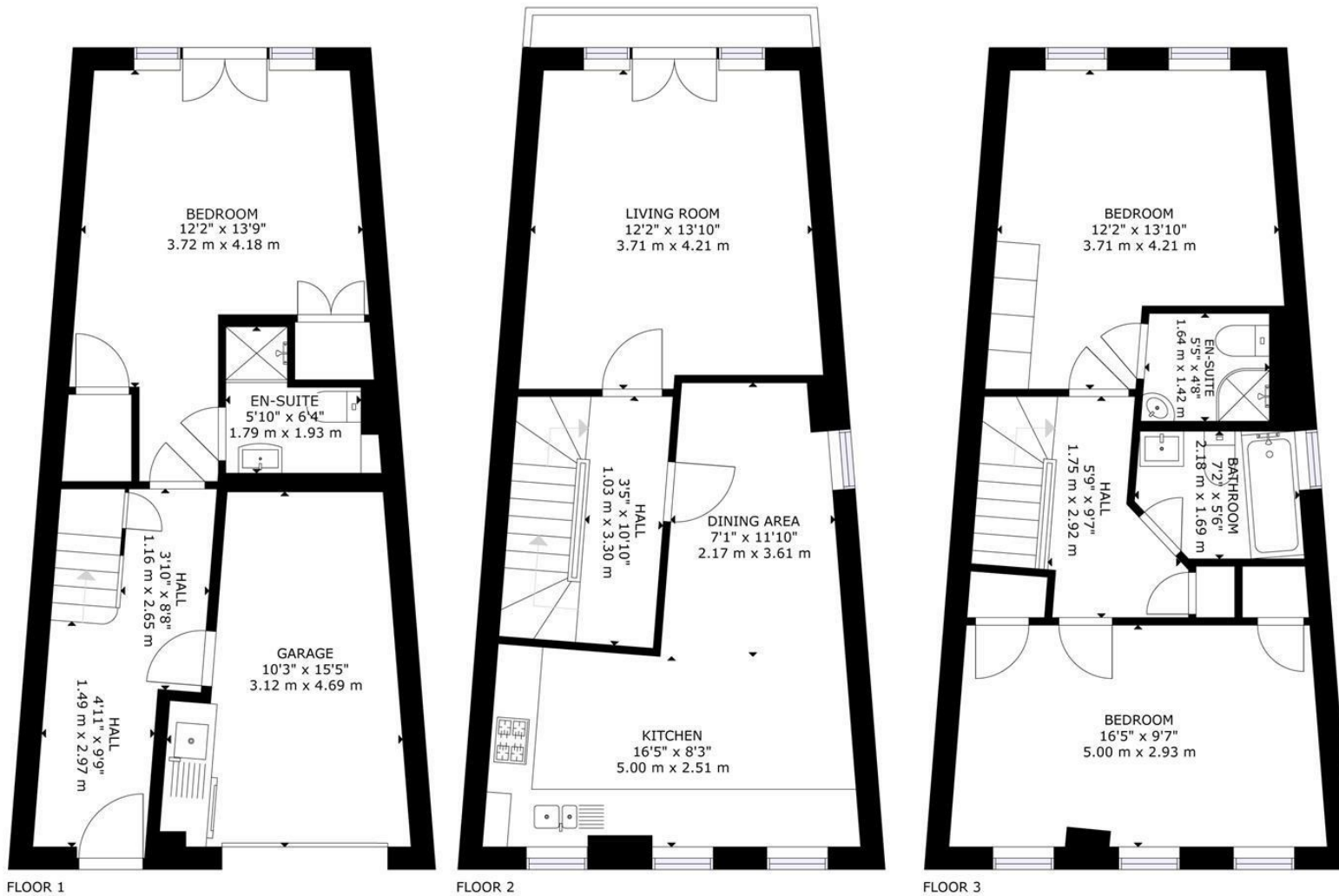
FULLY REDECORATED and with NEW FLOORING throughout. This 3/4 bedroom Town House is located within a SHORT WALK TO WESTBOURNE High street AND provides easy access into BOURNEMOUTH TOWN, residing on a select Development with direct access to Bournemouth Gardens. Viewing is a must to fully appreciate what's on offer.

- Ideally located between Westbourne and Bournemouth with direct access to Bournemouth Gardens providing a picturesque walk to the Award Winning beach.
- Very well presented, benefiting from new carpets and flooring plus full redecoration throughout.
- Spacious accommodation spread over three floors with a private South facing Balcony overlooking communal grounds.
- Impressive contemporary kitchen/diner with triple aspect and integrated appliances.
- Generous Lounge with Juliette balcony looking onto the communal grounds and Bournemouth Gardens.
- Three double bedrooms with two en-suites, with an option to reinstate the fourth bedroom if desired.
- Integral garage fully plumbed with utility area, parking space to the front of the property with plenty of visitor spaces.
- Within a short walk to Westbourne High Street, chines and beach.
- Enjoying one of the most spacious internal living space in this select development of TownHouses
- Vendor Suited





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FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 315 sq.ft, 29 m<sup>2</sup>, FLOOR 2: 462 sq.ft, 43 m<sup>2</sup>, FLOOR 3: 462 sq.ft, 43 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 134 sq.ft, 12 m<sup>2</sup>  
 TOTAL: 1239 sq.ft, 115 m<sup>2</sup>

SIZES 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                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92-100) A                                  |                         |  | (10-20) A   |                         |           |
| (81-91) B                                   |                         |  | (31-40) B   |                         |           |
| (69-80) C                                   |                         |  | (55-60) C   |                         |           |
| (55-68) D                                   |                         |  | (75-80) D   |                         |           |
| (39-54) E                                   |                         |  | (90-94) E   |                         |           |
| (21-38) F                                   |                         |  | (101-120) F   |                         |           |
| (1-20) G                                    |                         |  | (135-150) G   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 82   | England & Wales   | EU Directive 2002/91/EC |           |



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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