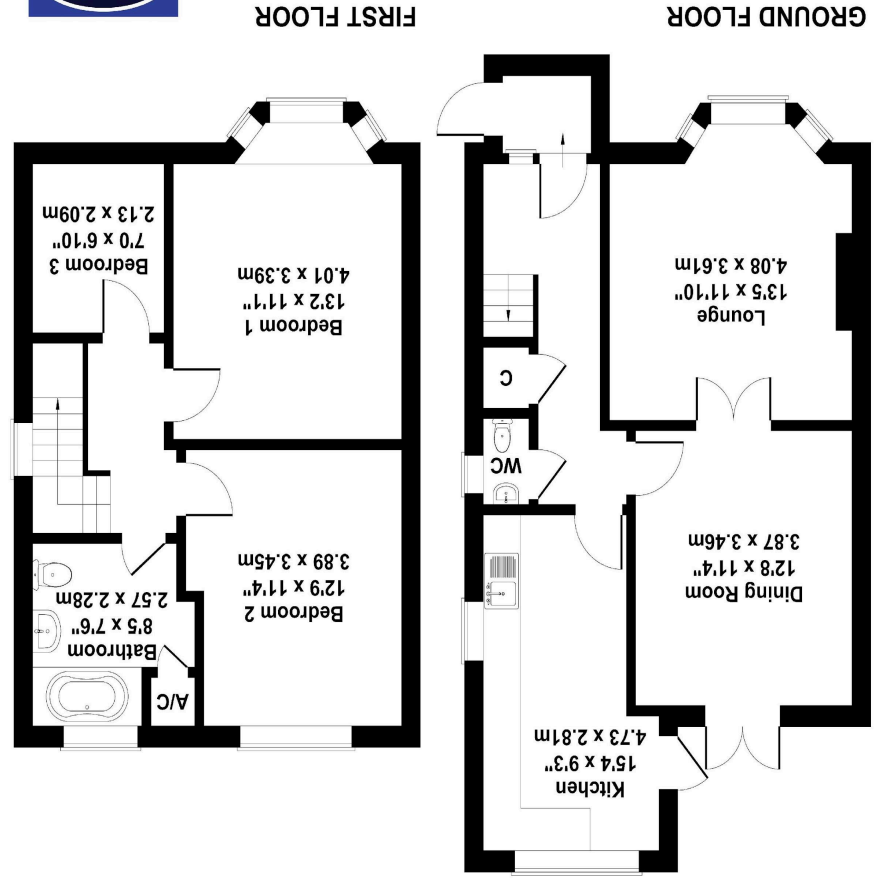




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Approximate Gross Internal Area  
1087 sq ft - 101 sq m

Energy Efficiency Rating															
Current	Potential														
58	79														
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs															
<table border="1"> <tr> <td>(1-20)</td> <td>G</td> </tr> <tr> <td>(21-38)</td> <td>F</td> </tr> <tr> <td>(39-54)</td> <td>E</td> </tr> <tr> <td>(55-68)</td> <td>D</td> </tr> <tr> <td>(69-80)</td> <td>C</td> </tr> <tr> <td>(81-91)</td> <td>B</td> </tr> <tr> <td>(92-100)</td> <td>A</td> </tr> </table>		(1-20)	G	(21-38)	F	(39-54)	E	(55-68)	D	(69-80)	C	(81-91)	B	(92-100)	A
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# Comber Road,



Moordown is a charming community which offers a wonderful blend of tranquillity in tree lined avenues and convenience with it's local shops.

This area boasts a choice of excellent local schools, including Moordown St John's Church of England Primary School, Hill View Primary School, and Winton Primary School making it a popular choice for young families.

You'll find a variety of amenities within close proximity, including shops, supermarkets, and local eateries. Redhill Park and Winton Recreation Ground provide picturesque settings for leisurely walks or family outings. The Stour River and Nature reserve is also within easy reach.

## The Accommodation

**Porch-** A spacious porch with lots of Edwardian character  
**Entrance Hall -** A wide hallway with solid wood flooring and a feature leaded stained glass window to the front

**Cloakroom -** Under Stairs WC and Basin with double glazed window and tiled walls

**Reception 1 -** A stylish reception room with double glazed bay window to the front and feature electric fireplace with stone hearth and surround and timber mantle. Double Doors with Glas Panel sides creating a useful feature to separate or open up the two reception rooms

**Reception 2 -** A spacious reception room to the rear with double glazed patio doors onto the patio

**Kitchen -** A bright kitchen with worktops on 2 sides and space for kitchen table. Double glazed window on 2 sides plus double glazed back door to the patio. Integrated double electric oven and gas hob. Space and plumbing for washing machine and dishwasher. Space for upright fridge / freezer.

**Stairs / Landing -** Carpeted stairs and single glazed window over the half landing

**Master Bedroom -** A spacious master bedroom with double glazed bay window to the front

**Bedroom 2 -** Another spacious bedroom at the rear with double glazed window overlooking the rear garden.

**Bedroom 3 -** A wider than normal single bedroom to the front. **Bathroom -** Modern white bathroom suite with electric shower over bath. Fully tiled walls. Airing cupboard

**Outside Front -** Off road parking and side access gate.

**Outside Rear -** Enclosed Private rear garden with patio by the house and another patio at the end of the garden. Also 2 x sheds.

**3 BED DETACHED**

**SOUGHT AFTER road**

**MODERN FAMILY HOME**

**PRIVATE Rear Garden**

**OFF Road Parking**

**Council Tax Band D**

**Asking Price £400,000**



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)

[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.