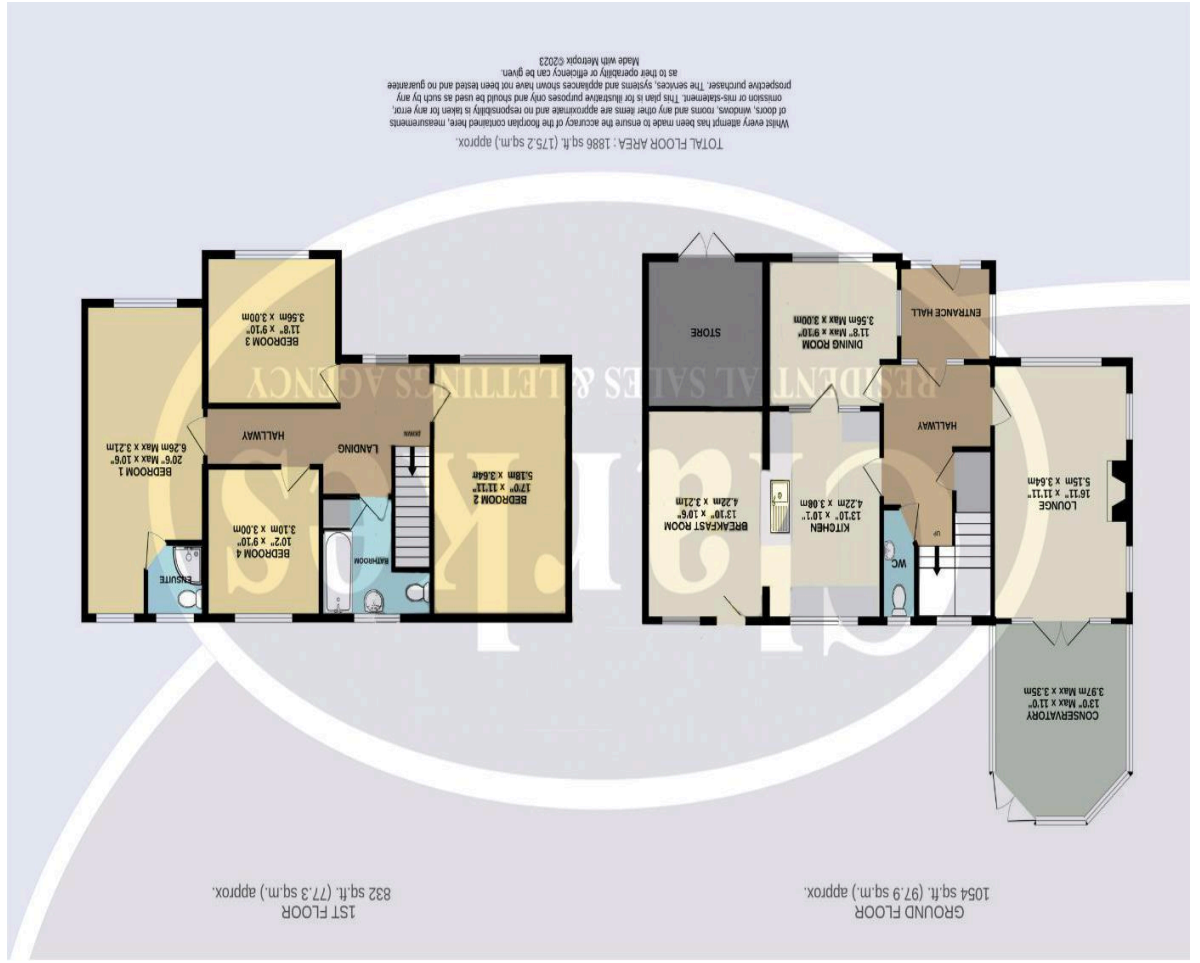


Energy Efficiency Rating	
Current	Potential
64	83
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Barnes Road, Bournemouth, Dorset



Barnes Road, Bournemouth



Redhill

The Redhill area is a small and sought after residential area (more or less defined by the Post Code BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

Accommodation

This is an unusually wide plot with a spacious extended 4 double bedroom family home. Very well maintained and part modernised offers lots of space for families.

There is also scope to

- CREATE A SELF CONTAINED ANNEXE
- ADD A REAR WINDOW TO BEDROOM 2 TO CREATE A FRONT TO REAR BEDROOM
- CREATE A VERY LARGE MODERN OPEN PLAN KITCHEN / DINER / LOUNGE

PORCH - Unusually large porch with space for seating and furniture

ENTRANCE HALL - A spacious entrance

LOUNGE - A bright and large lounge running front to rear

CONSERVATORY - with Central Heating

RECEPTION 2 / DINING ROOM - Located to the front and accessed from the hall and the kitchen

KITCHEN / FAMILY ROOM - An open practical space for the family. Quote and 3D mock up available for new Howdens Kitchen

CLOAKROOM - Off the Hallway

STAIRS / LANDING - Carpeted stairs to a spacious long landing

MASTER SUITE - A very large Bedroom suite with scope to create walk in wardrobe

EN SUITE - A modern white shower suite

BEDROOM 2 - Another Master Bedroom

BEDROOM 3 - A spacious double to the front

BEDROOM 4 - A double bedroom to the rear

FAMILY BATHROOM - A modern white bath suite

OUTSIDE FRONT - Almost double width providing driveway and off road parking and a spacious front garden Double Gates to Integral Storage room.

OUTSIDE REAR - A wide and secure enclosed rear garden with Workshop in the rear. Council tax band: D



Council Tax Band D

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

Asking Price £550,000

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.