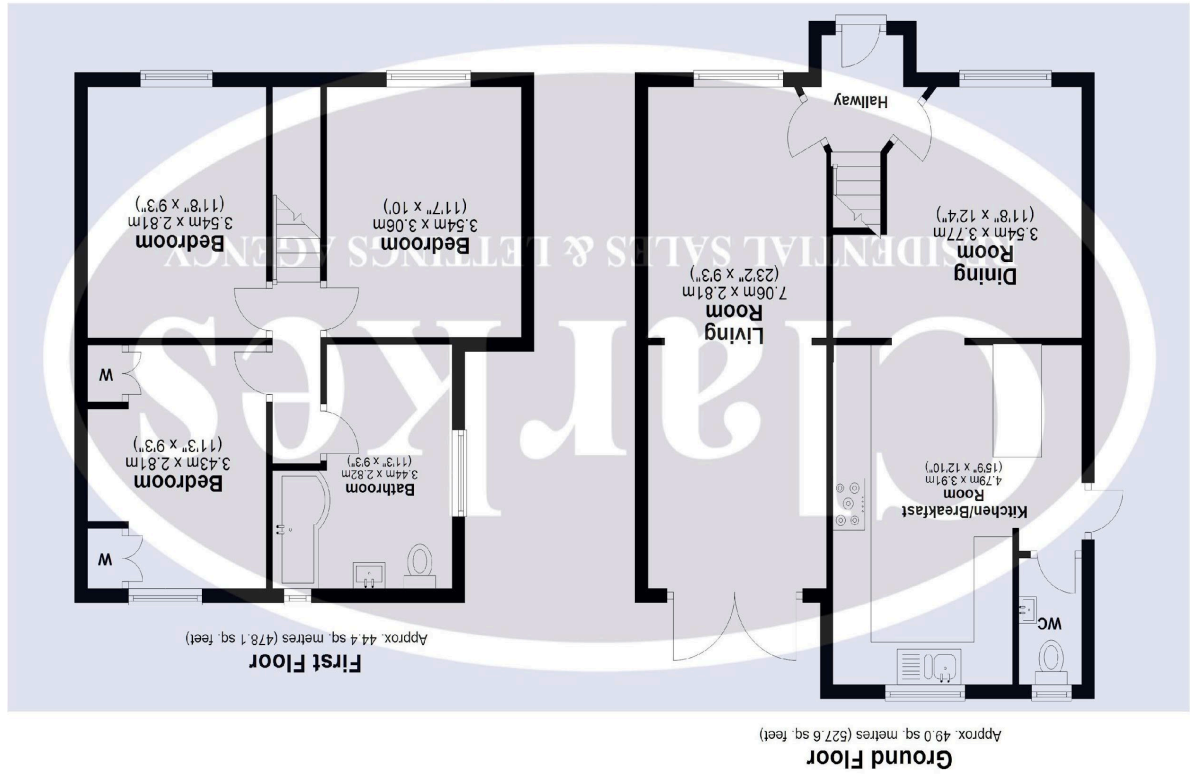


Total area: approx. 93.4 sq. metres (1005.7 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Plan produced using PlanUp.

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
86	66	A (92-100)	G (1-20)
		B (81-91)	F (21-38)
		C (69-80)	E (39-54)
		D (55-68)	





# Parley Road, Bournemouth, Dorset



**Clarks Cottage Viewing Invitation** We are thrilled to invite you to view this unique double-fronted cottage, built in the late 1800s. This spacious character home boasts a range of modern amenities while retaining its charming historical features.

## Ground Floor

### Left Side:

- Solid Wood Flooring:** The entire left side of the ground floor features solid wood flooring, adding warmth and elegance.
- Dining/Reception Room:** This room has wooden beamed ceilings, fitted blinds, and gas central heating, perfect for cozy gatherings.
- Modern Kitchen/Diner:** Storage: White gloss storage cupboards provide ample space.  
Appliances: Equipped with two fitted fridges, an integrated dishwasher, and space for a large stove.  
Boiler: The combination Worcester boiler is approximately four years old.
- Natural Light:** Several double-glazed windows flood the room with natural light and offer views of the beautiful garden and decked patio area.
- Breakfast Bar:** Ideal for working from home or casual conversations.

- Separate WC:** Features ceramic floor tiles, a white toilet, and a sink with a grey gloss storage unit underneath.

- Driveway & Garage/Workshop:** Outside stable doors lead to a wide brick-paved driveway with a large garage/workshop, complete with its own fuse box and electrics.

- Garden:** The large garden includes a spacious decked area for entertaining or relaxing, with steps leading down to a grassed area.

### Right Side:

- Reception/Lounge:** This double open space has grey carpets, painted walls, double glazing, gas central heating, and French doors leading to the decking. Part of this area historically served as the Rag-and-bone-man's cottage.

### Upstairs -

- Three Double Bedrooms:** All bedrooms feature fitted or Roman blinds, gas central heating, and neutral carpets and décor.

### Back Bedroom:

Includes fitted wardrobes surrounding the bed.

### Modern Bathroom:

ink: Extra-large white sink with a grey gloss fitted storage unit.  
Bath/Shower: P-shaped bath with glass/chrome shower screen, thermostat shower, handheld shower head, and an overhead shower.  
Natural Light: Double aspect windows provide ample natural light.  
Storage: Fitted grey close cabinet and contemporary heated towel rail.

This unique property blends historical charm with modern comfort, offering a perfect home for those seeking character and convenience.

## THREE DOUBLE BEDROOMS

## MODERN WITH CHARACTER

## WC downstairs

## LARGE GARDEN

## GARAGE/WORKSHOP with electrics

## WIDE DRIVEWAY

## OFF ROAD PARKING

## MODERN FAMILY BATH/SHOWER ROOM

## GAS CENTRAL HEATING

## DOUBLE GLAZING THROUGHOUT

Council Tax Band C

# Offers In Excess Of £400,000



## Clarks Properties - 696 Wimborne Road, BH9 2EG

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