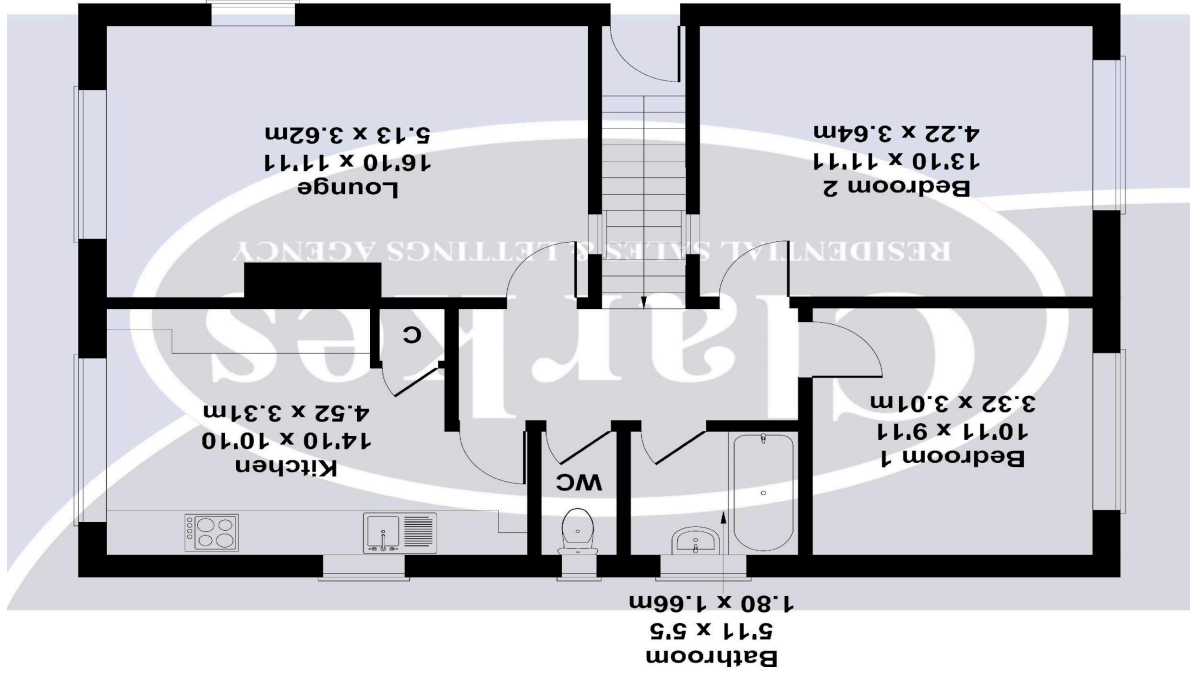


Not to Scale. Produced by The Plan Portal 2024
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FIRST FLOOR



Charminster Avenue

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
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) Not energy efficient - higher running costs	
76	71



Charminster Avenue, Bournemouth, Dorset



Access via your own pathway leading to your separate front door and private access to your garden. Upstairs leads to a spacious entrance/hallway.

BATHROOM • White suite bath/shower, tiled walls and double-glazed window creating a bright and airy space. light.

WC Separate white toilet

KITCHEN/DINER Double aspect with double glazed windows with fitted blinds; tiled splash-backs; space for cooker, dishwasher and washing machine; integrated fridge freezer; original floorboards, neutral walls; new kitchen units.

LOUNGE/DINER Double aspect with double glazed windows with fitted blinds; Feature fireplace, neutral carpet and walls.

MASTER BEDROOM Spacious master bedroom with neutral carpets and walls. Fitted blinds cover the large double glazed window.

BEDROOM 2 Bedroom with neutral carpets and walls. Fitted blinds cover the large double glazed window which looks over the secluded garden and garage further afield.

HIGHLIGHTS + - New kitchen - Electric fuse box approx 8 years old - Pets allowed - Holiday lets allowed - Freehold - No ground rent - Service/maintenance: if and when

PRIVATE REAR GARDEN

GARAGE

FREEHOLD

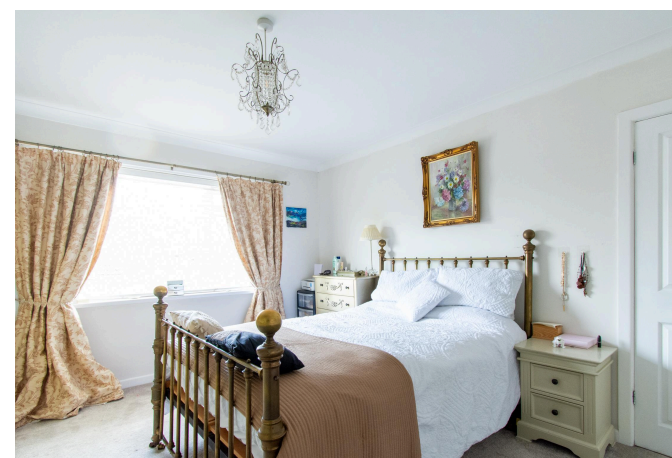
HOLIDAY lets permitted

PETS permitted

NO GROUND RENT

Council Tax Band B

Asking Price £270,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

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