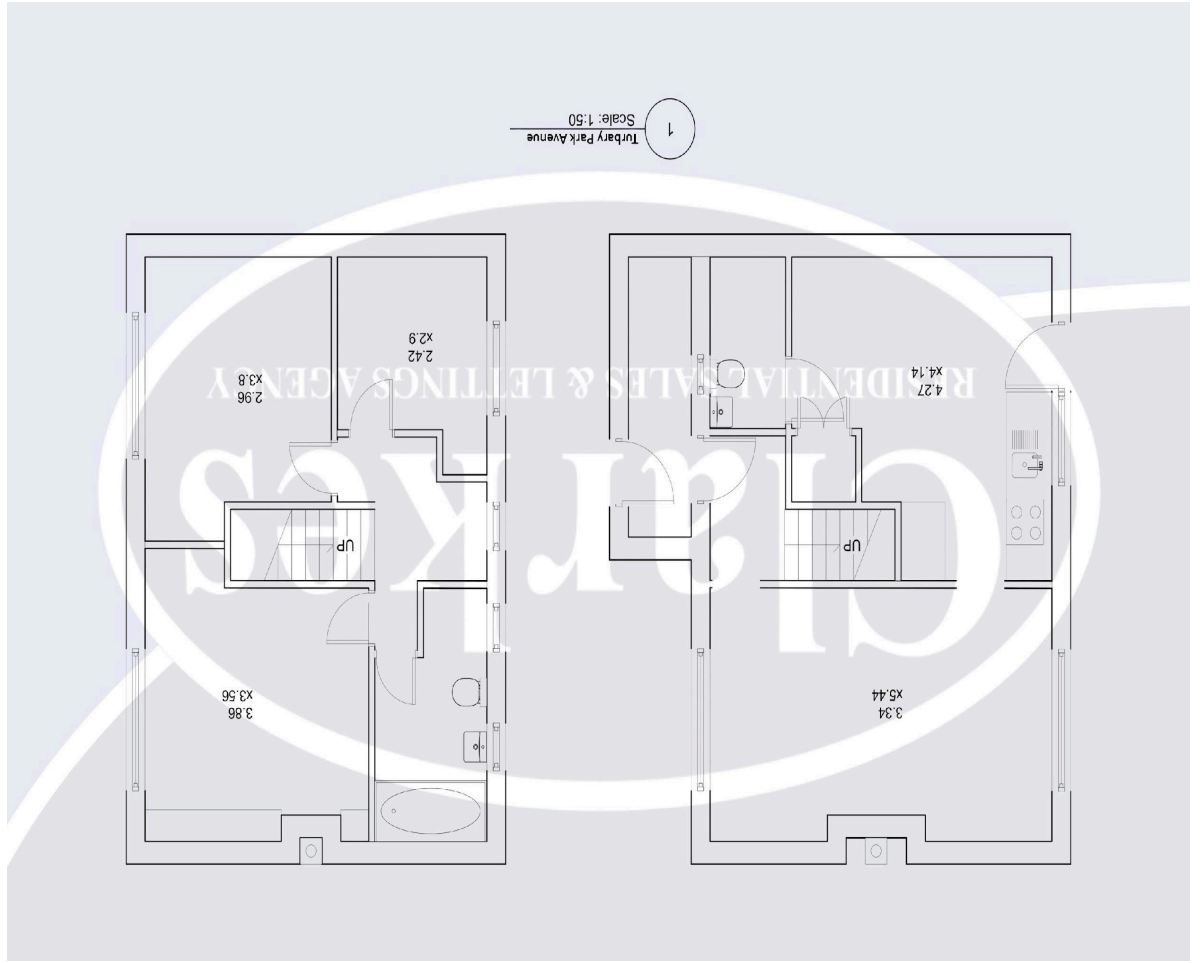
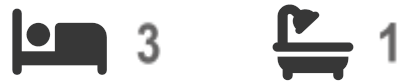


Energy Efficiency Rating	
Potential	Current
94	90
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



Turbary Park Avenue, Bournemouth, Dorset



Clarkes are pleased to present this lovely, cottage feel family home in a superb park-side location on Turbary Park Avenue, Bournemouth. This beautiful terraced house boasts fantastic features including high-end solar panels, and a large dual aspect living room with a wood burner for those cosy evenings.

The property also offers a porch/cloakroom, a downstairs WC/utility room and a spacious kitchen/diner with access directly into the beautiful rear garden. The first floor offers two double bedrooms, and a large single bedroom. The bright landing leads to a spacious bathroom.

The current owners installed new windows in 2013, updated the electrics in 2019 and fitted a new roof and slimline solar panels in 2023. This is a highly energy-efficient property keeping monthly bills low and giving peace of mind of a small carbon footprint!

Outside, you'll find landscaped front and rear gardens. There's also a large garden shed and decking area for entertaining guests. For parking, there's a driveway with room for 2 cars with a nicely landscaped, walled front garden.

Directly opposite the house is Turbary Park, ideal for peaceful walks and quality family time. You'll enjoy superb transport links, local shops, and being within the catchment of excellent schools like The Bourne Academy and Oak Academy. If you're a golfer, the Knighton Heath Golf Club is just a short distance away.

With 900 square feet of space, 3 bedrooms, and 1 bathroom plus an additional WC, this property is perfect for young families looking for their dream home. Don't miss the opportunity to view this superbly maintained property in Turbary Park, Bournemouth.

Council Tax Band B

Asking Price £310,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

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.