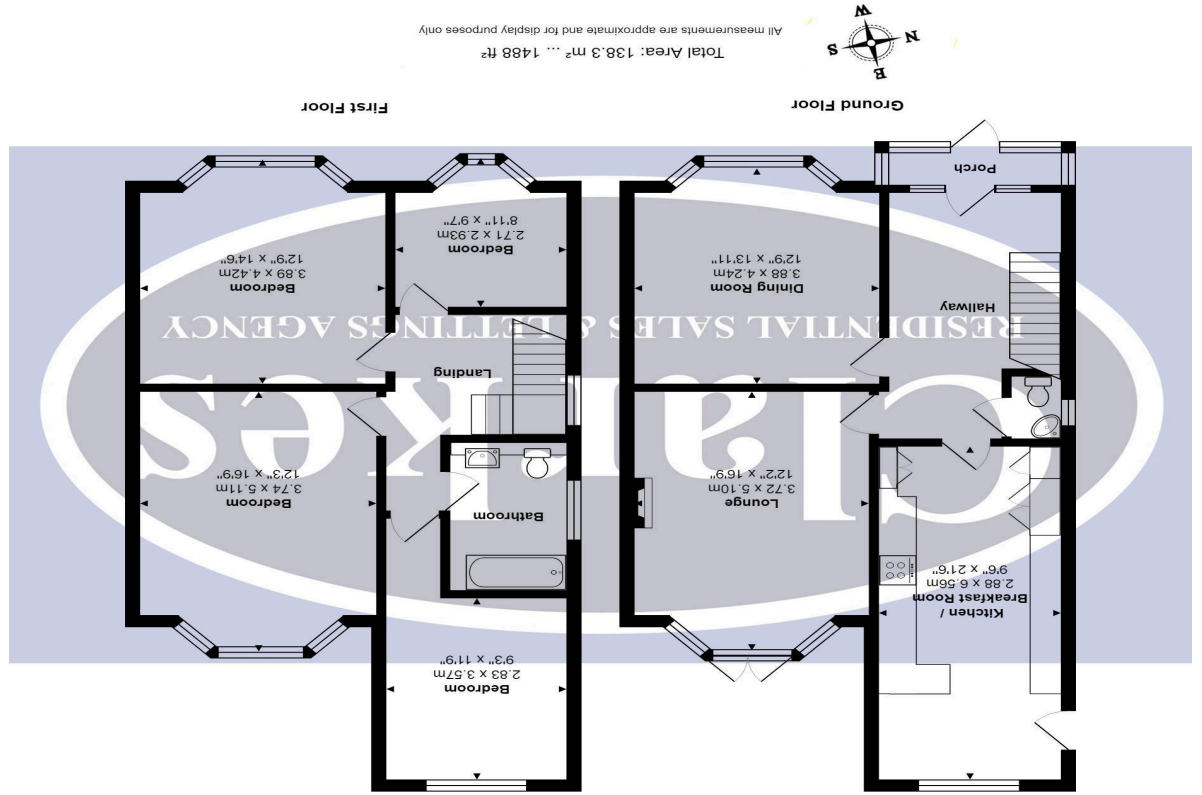


Energy Efficiency Rating	
Current	Potential
64	76
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



# Namu Road, Victoria Park, Bournemouth, Dorset



This BEAUTIFUL HOME is an absolute MUST SEE!

Clarkes highly recommend a viewing to fully appreciate this Immaculate Four-Bedroom Family Home in a Desirable Location

Location:

- Highly desirable Namu Road, Victoria Park, Bournemouth
- Walking distance to Moordown St Johns Primary School, Glenmoor & Winton Academies, and local Winton amenities

Key Features:

- Set Back from the road in a large Wedge Shaped Plot
- Ample Off-road parking and garage
- Two reception rooms: Dining Room and Lounge
- Large garden with well-equipped summer house
- Modern kitchen (2018) with integrated Seimens appliances
- Downstairs WC
- Expansive rear garden with patio, lawn, and various features
- Garden Summer House with insulated roof, double glazing, internet access, and power points

Interior Highlights:

- Porch with UPVc double glazed windows and stained glass door
- Spacious entrance hallway with ample under stairs storage
- Dining room with front aspect UPVc double glazed bay window
- Immaculate lounge with feature fireplace and patio doors to the garden
- Four double bedrooms
- Modern fitted bathroom with WC, bath, mixer shower, and vanity unit

Exterior Features:

Front:

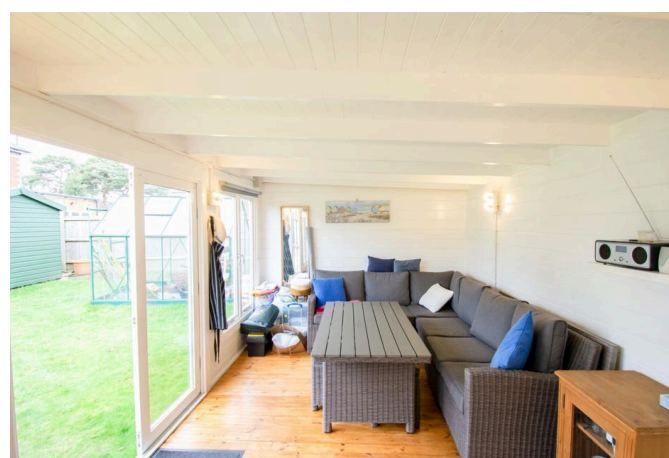
Block-paved driveway, detached garage, gate to rear garden

Rear:

Expansive garden with patio, lawn, shrub borders, pond, shed, vegetable patch, greenhouse, outdoor tap, and lighting

Council Tax Band D

**Offers In Excess Of  
£600,000**



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

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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.