

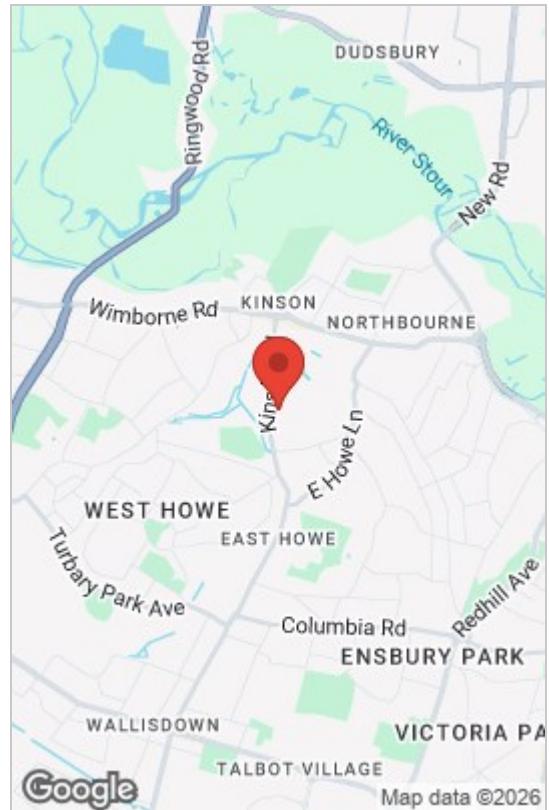


STRATTON OAK ESTATES



3 2 2 C

13 Plassey Crescent, Bournemouth, BH10 5JS  
Offers In Excess Of £400,000



- Extended Chalet Bungalow
- Off Road Parking
- Annex Potential
- Large Corner Plot
- Low Maintenance Garden
- Garage with Internal Access

Set in a QUIET and private CUL-DE-SAC, this extended 3/4 bedroom detached chalet bungalow offers generous living space, a light-filled conservatory, and wraparound gardens. With a flexible layout, scope for a self-contained annexe, and easy access to local schools, shops, and transport links, it's a fantastic home for growing families or those needing space to adapt.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	A	
(81-91)	B	B	
(69-80)	C	C	
(55-68)	D	D	
(39-54)	E	E	
(21-38)	F	F	
(1-20)	G	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.