



STRATTON OAK ESTATES



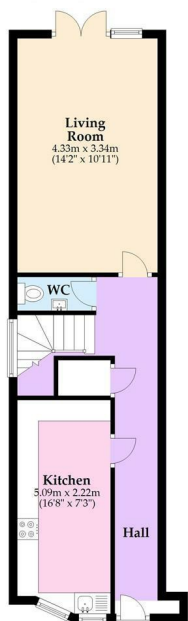
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41b Wheaton Road, Bournemouth, BH7 6LH

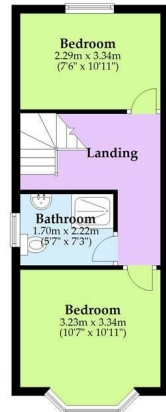
Offers Over £325,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM

**Ground Floor**  
Approx. 45.5 sq. metres (491.2 sq. feet)



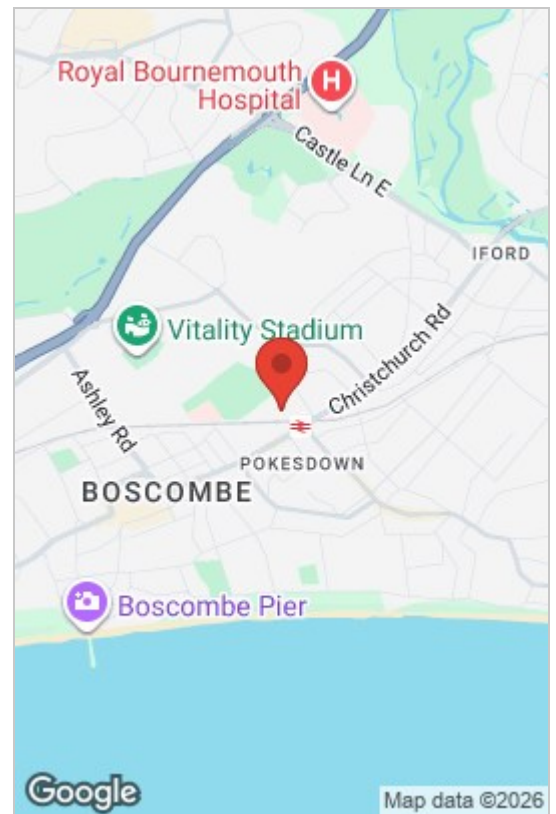
**First Floor**  
Approx. 30.0 sq. metres (322.8 sq. feet)



**Room in Roof**  
Approx. 17.3 sq. metres (186.3 sq. feet)

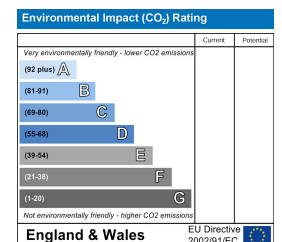
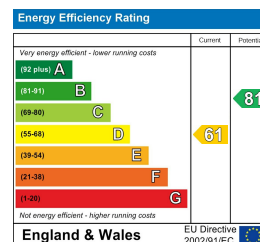


Total area: approx. 92.8 sq. metres (999.3 sq. feet)



- Located in a popular residential area close to schools, shops and transport links.
- Spacious lounge with patio doors that lead to a low-maintenance private garden.
- Within Walking Distance of Southbourne Grove and Award-Winning beach.
- Private rear garden with a mix of patio and faux lawn.
- Offered with no forward chain for a stress free purchase.
- Modern kitchen equipped with appliances, offering ample storage and functionality.
- Well-presented three-bedroom semi-detached home in a popular, family-friendly neighborhood
- Plenty of On-Road parking.

\*\*\*CHAIN FREE, WELL PRESENTED PROPERTY\*\*\*\* Situated in a popular, family-friendly area near Southbourne Grove and award-winning beaches, this 3 bedroom semi-detached home offers spacious living across three floors. Features include a bright rear lounge with garden access, a well-equipped kitchen, two bathrooms, and a low-maintenance garden. Offered with no forward chain.



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.