



Castle Lane West ~ Bournemouth ~ BH8 9TH

16 High Street, Christchurch Dorset BH23 1AY

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JIM
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Signature Homes

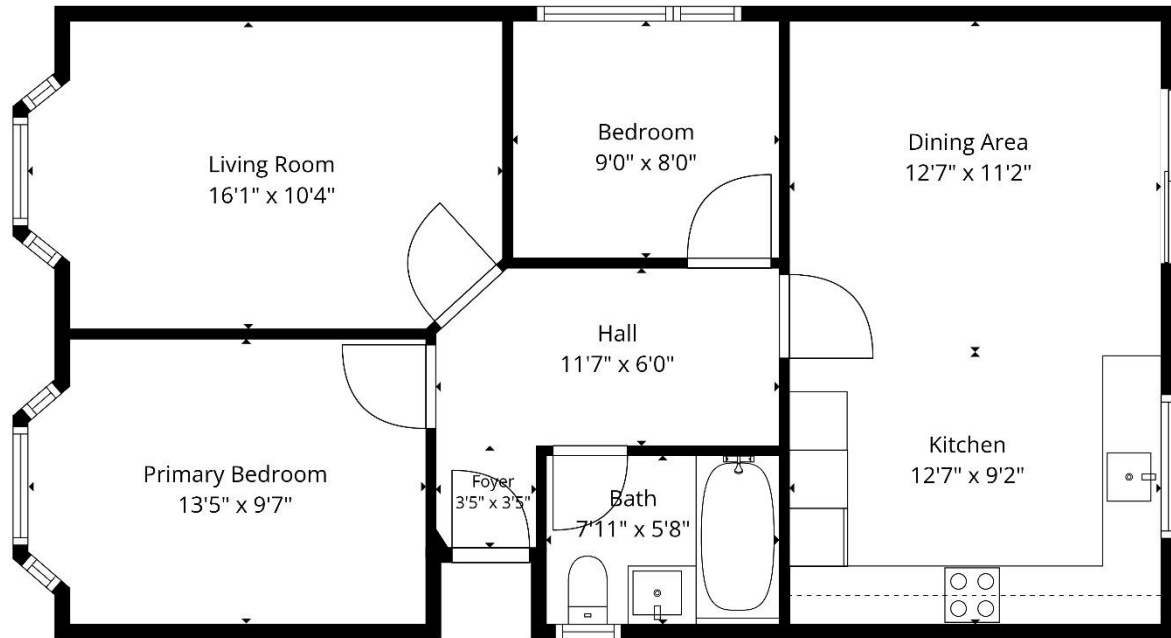


This highly desirable detached three bedroom bungalow is superbly located approx. three miles from Bournemouth Town Centre and close to the prestigious Bournemouth School for Boys and Bournemouth School for Girls. Having been subject to total refurbishment the property offers flexible, stylish and contemporary one level living. The immaculately presented accommodation comprises an entrance hallway with doors off leading to the generous open plan living area which provides ample space for dining, relaxing and benefits from glazed doors to the enclosed rear gardens, the elegant kitchen breakfast room offers a wide range of contemporary wall and base units with electric oven and full range of integrated appliances. The master bedroom/sitting room benefits from a feature bay window with front aspect, additional double guest bedroom also featuring a bay window with front aspect and further single bedroom, contemporary family bathroom with white suite and feature tiling. Externally the property benefits from a low maintenance front garden, extensive tarmac driveway allowing for parking for numerous vehicles and pedestrian access to the rear gardens which are enclosed and mainly laid to lawn. The property has been subject to an extensive programme of renovation by the current owner and it is our pleasure to bring this delightful residence to the market. ~ Sold with no forward chain

Floor Plan

753 Internal SQ. FT

70 Internal SQ. M



Total: 756 sq. ft
 1st Floor: 756 sq. ft
 Excluded Areas: Walls: 61 sq. ft

Floor Plan Created By Cubicool App. Measurements Deemed Highly Reliable But Not Guaranteed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Situation

Superbly situated three miles from Bournemouth Town Centre, close to Castlepoint Retail Centre and the prestigious Bournemouth School for Boys and Bournemouth School for Girls. This highly desirable property is located on excellent public transport links to Bournemouth, Poole, Salisbury and the surrounding areas.

Local Authority

BCP Council ~ Council Tax Band D.

Asking Price

£400,000 offers over

Agent-Notes

Please note: Some images have been digitally enhanced using virtual furniture to represent the potential layout and space of the property. These items are for illustrative purposes only and do not form part of any contract. Prospective buyers are advised to satisfy themselves as to the actual layout and contents of the property through a physical inspection





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make any representation or warranty in respect of the property.

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