



# Flat 3

53 Branksome Wood Road | | Bournemouth | BH4 9JT

Offers In The Region Of £265,000



QSALES &  
LETTINGS

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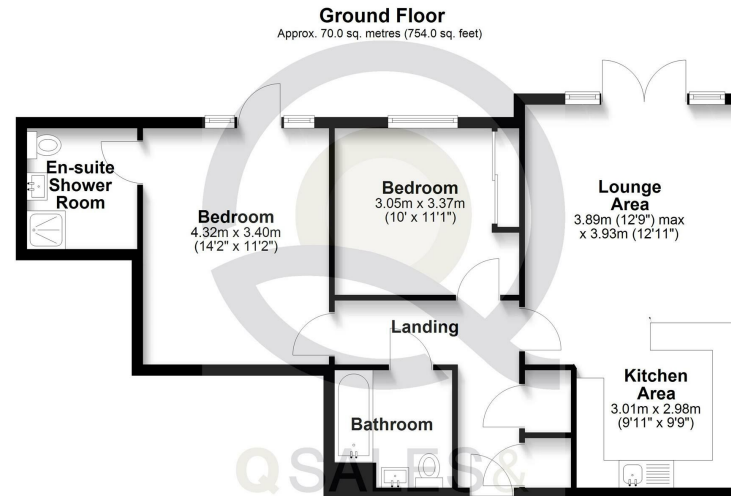
Bournemouth | BH4 9JT

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A well-presented two double bedroom ground floor flat located on the popular Branksome Wood Road in the sought-after BH4 area. The property is ideal for first-time buyers, investors, or those looking to downsize, with good access to local amenities, transport links, and award-winning beaches.

The property opens into a hallway with built-in storage, leading through to a bright open plan lounge/kitchen, offering a modern and versatile living space. The kitchen is well arranged with a range of fitted units, full range of appliances, some integrated appliances, and ample worktop space, making it both practical and stylish for everyday use.

- Modern two double bedroom ground floor flat located on Branksome Wood Road
- En-suite shower room to master bedroom
- Patio doors from living area and master bedroom
- Excellent storage including built in wardrobes in both bedrooms
- Council tax band: D EPC: B
- Open plan lounge/kitchen
- Family bathroom with shower over bath
- Gas central heating and double glazing
- Communal gardens
- To book a viewing, please call 01202 283654.



Total area: approx. 70.0 sq. metres (754.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm/3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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

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