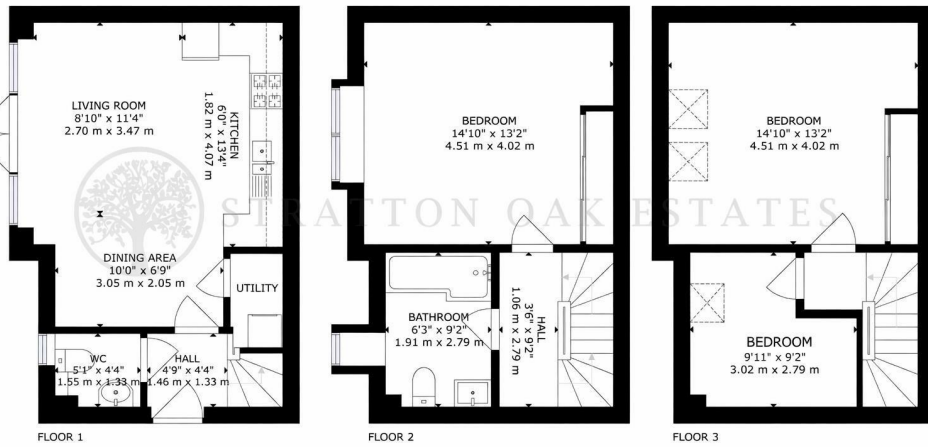




 3  2  1  B

1 Church View Victoria Park Road, Bournemouth, BH9 2RE  
Guide Price £350,000



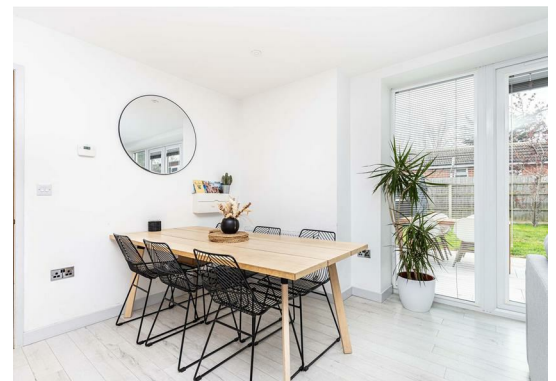
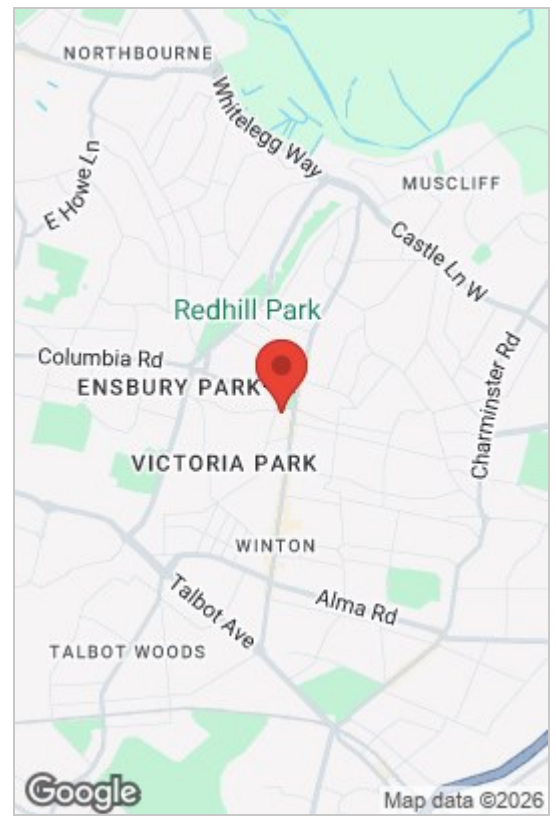
**GROSS INTERNAL AREA**

FLOOR 1: 326 sq.ft, 30 m<sup>2</sup>, FLOOR 2: 326 sq.ft, 30 m<sup>2</sup>, FLOOR 3: 326 sq.ft, 30 m<sup>2</sup>  
**TOTAL: 978 sq.ft, 90 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

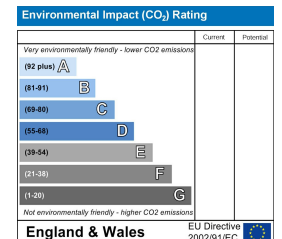
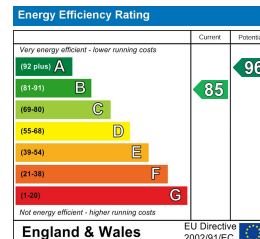


STRATTON OAK ESTATES



- This deceptively spacious three-storey home was newly built in 2018 and offers versatile accommodation across three well-presented floors.
- Boasting the largest southerly-facing garden on the development, complete with a patio area, storage shed, and side access gate.
- The property includes an allocated parking space with the possibility of installing an electric vehicle charging point and ample on-street parking nearby.
- Ideally situated within the catchment area for several highly-regarded primary and secondary schools and close to Winton High Street.
- The modern open-plan kitchen and living area features integrated appliances and double doors leading directly to the garden.
- Two generous double bedrooms featuring sleek fitted wardrobes, plus a flexible third room ideal as an office or third bedroom.
- Built as part of a modern development of just seven houses, this home offers an energy-efficient and low-maintenance lifestyle.
- A convenient ground-floor cloakroom and WC complements the modern family bathroom located on the first floor.

Built in 2018, this stylish and turn-key three-bedroom home offers generous, well-proportioned living across three floors. Designed for modern living, it boasts a bright living/dining space, contemporary kitchen, and flexible rooms ideal for families or home working. Situated just moments from Winton High Street, with allocated parking and easy access to amenities and transport routes.



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.