



Flat 3

53 Branksome Wood Road | | Bournemouth | BH4 9JT

Offers In The Region Of £249,950



QSALES &
LETTINGS

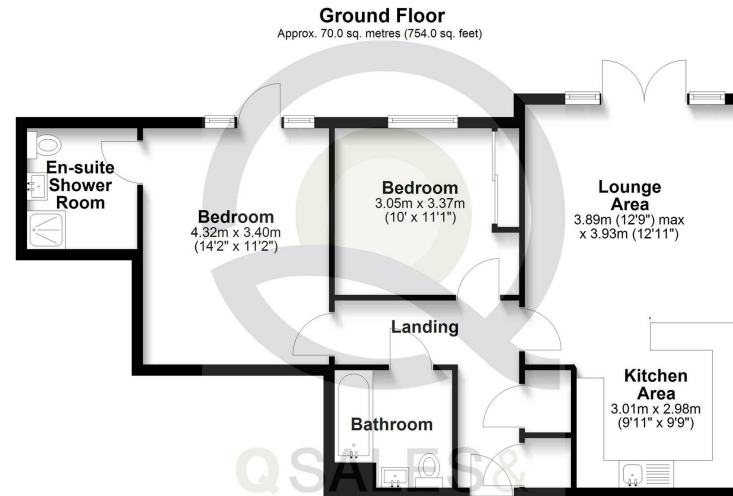
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- **Modern two double bedroom**
- **Open plan lounge/kitchen ground floor flat located on Branksome Wood Road**
- **En-suite shower room to master bedroom**
- **Patio doors from living area and master bedroom**
- **Excellent storage including built 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 (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	