

Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup> (excluding outbuilding)  
All measurements are approximate and for display purposes only.



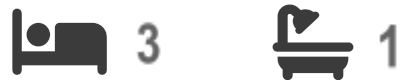
Energy Efficiency Rating		England & Wales	
Potential	Current	EU Directive 2002/91/EC	
85	49	Not energy efficient - higher running costs	
		A (92-100)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	



Oswald Road, Bournemouth, Dorset



# Oswald Road, Bournemouth, Dorset



## ENTRANCE HALLWAY

A welcoming entrance to the home, offering grey vinyl wood effect flooring, smooth ceilings and walls with a picture rail and one papered feature wall leading to the first floor, adding character to the home. The hallway benefits from two large storage cupboard, radiator and power points, there is also ample space to hang coats.

## DOWNSTAIRS WC

The downstairs WC benefits from an obscure double glazed UPvc window to the side aspect, fully tiled walls, with a wooden panelled ceiling. Comprising of a sink, with cupboard for storage and white WC .

## LOUNGE/DINING/KITCHEN

A very spacious, open plan living area in an 'L' shape, offering plenty of space for the whole family! Lounge The lounge area offers a front aspect UPVC double glazed bay window, allowing plenty of natural light to flood the room. This cozy space also offers carpet flooring, smooth painted ceilings and walls, pendant lighting and grey modern radiators. Dining A great size dining space with plenty of room for a large dining table. This space benefits from UPVC double glazed French doors which open out to the rear garden, creating an indoor- outdoor living area during the summer months. Further benefits include carpet flooring, smooth painted ceilings with coving and painted walls. Power points. Kitchen A beautifully presented, modern and fully equipped kitchen which benefits from extra seating space and a breakfast bar. Matching wall and base units with chrome handles and marble effect worktops, tiled splashbacks and a composite sink bowl & drainer. The kitchen benefits from an integrated Bosch microwave, oven and induction hob with modern black extractor hood above. A lovely view of the rear garden through the rear aspect UPVC double glazed window. Further offering smooth painted ceiling with recessed downlighting plus two pendant light fittings above the breakfast bar. There is space for a fridge/ freezer and washing machine.

## STAIRS/LANDING

Carpeted stairs rising to the first floor. The hallway benefits from a UPVC double glazed window to the side aspect, smooth painted ceilings and feature papered walls. There is a loft hatch with a ladder providing full access to the loft which is fully boarded with plenty of storage space. The loft also houses the combi boiler, which was recently installed, around two years ago.

## BATHROOM

Modern fitted bathroom which benefits from fully tiled walls and flooring, smooth painted ceiling with recessed downlighting and front aspect UPVC double glazed window. The suite comprises of a high gloss grey vanity sink and toilet unit, with light up mirror above. Chrome heated towel rail and a large walk-in shower with a rainfall style shower head above.

## MASTER BEDROOM

Located to the front of the property is the master bedroom, offering a UPVC double glazed bay window allowing light to flood the room. Smooth painted ceilings, painted walls with picture rails and newly fitted grey carpet in great condition. Further offering a pendant light fitting, radiator and power points.

## BEDROOM TWO

A great size second double bedroom which benefits from a large UPVC double glazed bay window overlooking the rear garden. Smooth painted ceilings papered walls with picture rails adding character to the room. Newly fitted grey carpet in great condition. Pendant light fitting, radiator and power points.

## BEDROOM THREE

Extremely good-sized single bedroom, also benefitting from a rear aspect UPVC double glazed window. Smooth painted ceiling with a pendant light fitting, painted walls and carpet flooring.

## OUTSIDE REAR

To the rear of the property is the neatly landscaped garden which benefits from a side gate to the front of the property. The garden offers a patio area, with plenty of space for a garden furniture set. Grass laid to lawn with a fenced surround. Good sized shed and a further summer house, which is double skinned and currently being used as a gym. The summer house benefits from power and lighting.

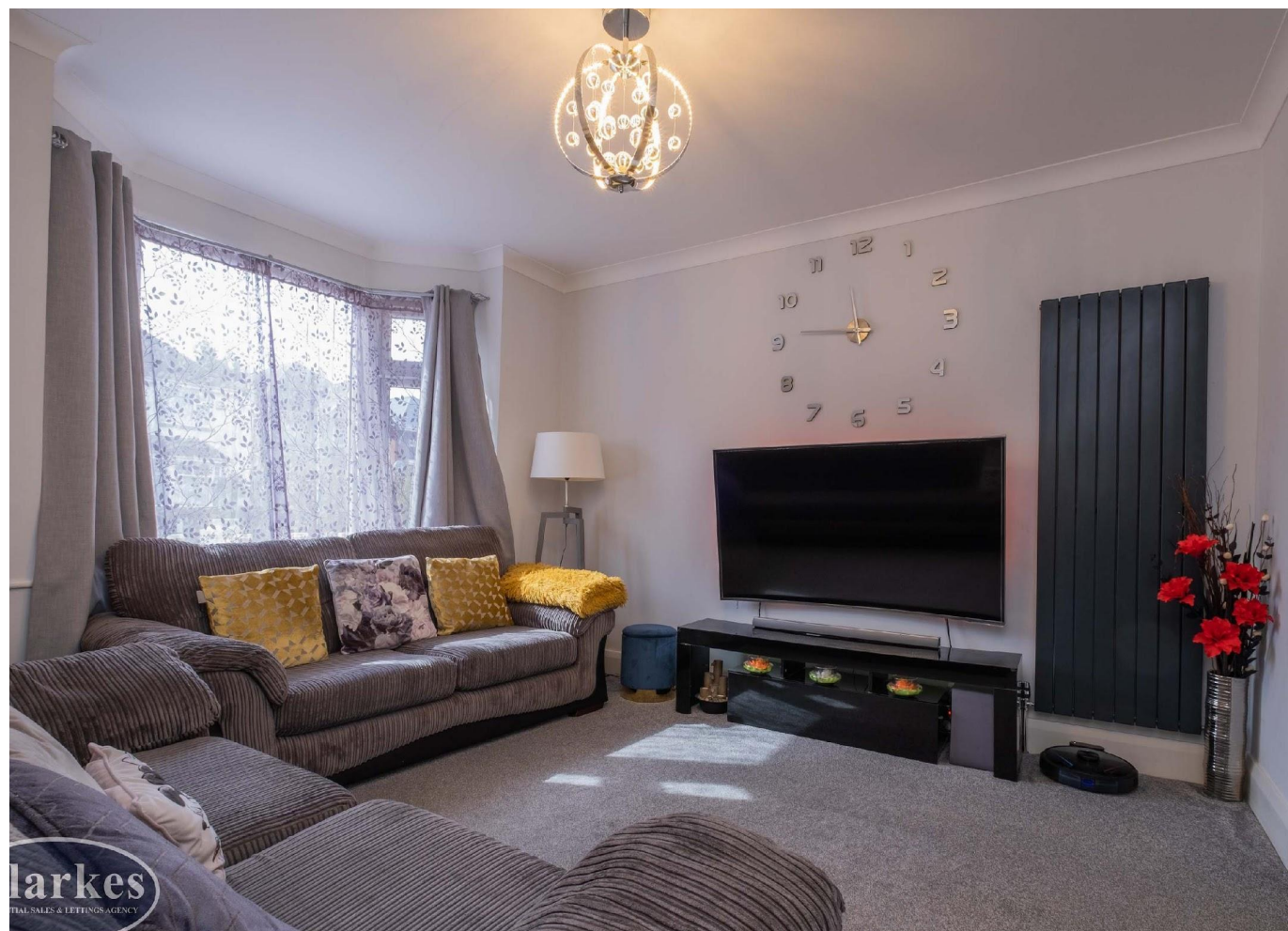
## OUTSIDE FRONT

The front of the property offers a paved driveway with space for several cars. The property is offered chain free.

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Council Tax Band C

OIEO £400,000



**Clarkes Properties - 696 Winborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

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