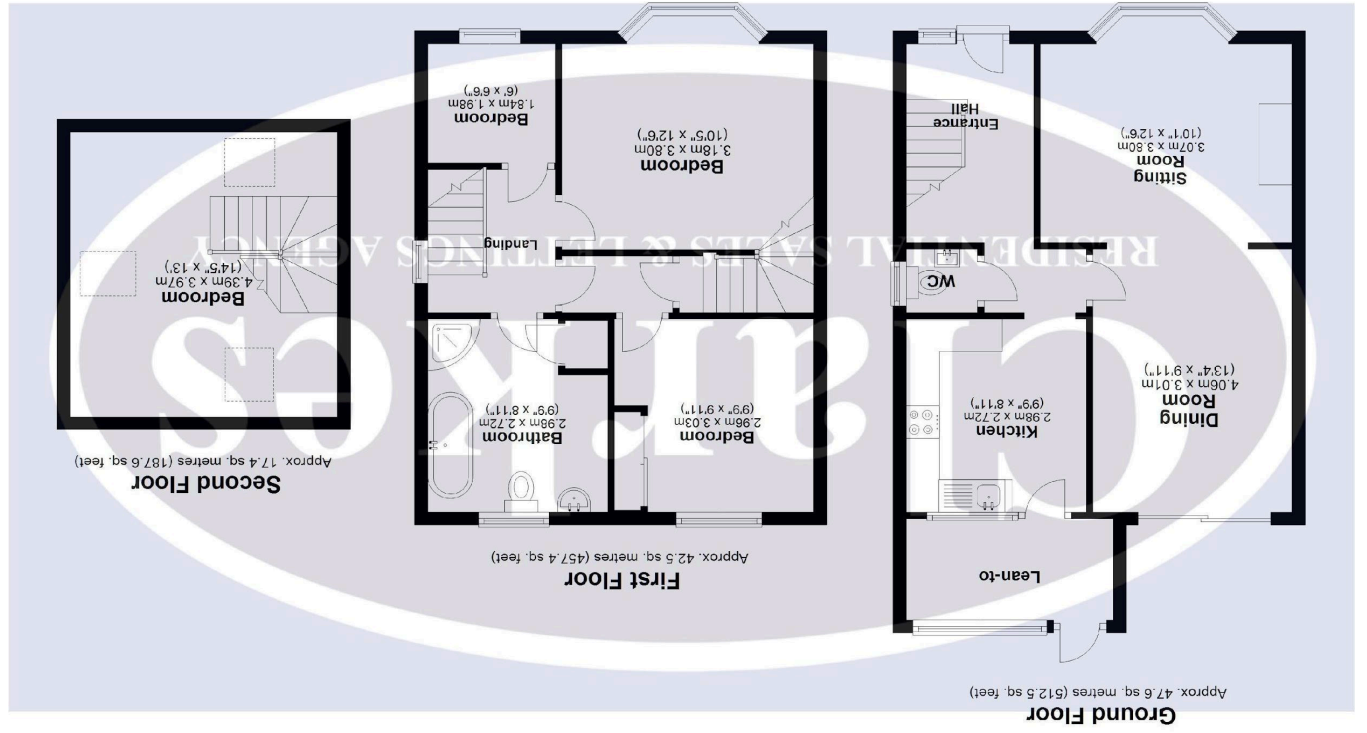


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services shown have not been tested and no guarantee as to their Operability or efficiency can be given.  
Plan produced using Planipr.

Total area: approx. 107.5 sq. metres (1157.5 sq. feet)



Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	(92-100)	Not energy efficient - higher running costs
	B	(81-91)	
	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
Current	78	Potential	60

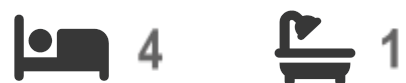


4 bed family home Cyril Road





# 4 bed family home Cyril Road



Spacious and well-designed 4-bedroom semi-detached property in Charminster, Bournemouth. Generous living spaces and a versatile layout.

Modern kitchen and separate utility room for practicality. Open plan living room and dining area with potential for customization.

South-facing garden for outdoor relaxation and entertainment.

Three comfortable bedrooms on the first floor.

Large loft bedroom that can be used as a home office or recreational area.

Impressive family bathroom with a complete suite.

Located in the sought-after area of Charminster with amenities, schools, parks, and transport links nearby.

Don't miss this opportunity to own a 4-bed semi-detached property on Cyril Road. Owning a 4-bedroom semi-detached property on Cyril Road not only offers comfortable and flexible living but also provides access to the vibrant Charminster community, a wealth of amenities, and reputable schools.

Don't miss out on this incredible opportunity to enjoy the best of what this sought-after area has to offer. Contact us today to arrange a viewing and make this property your own.

**SOUTH-FACING SUN TRAP GARDEN**

**4 BEDROOMS**

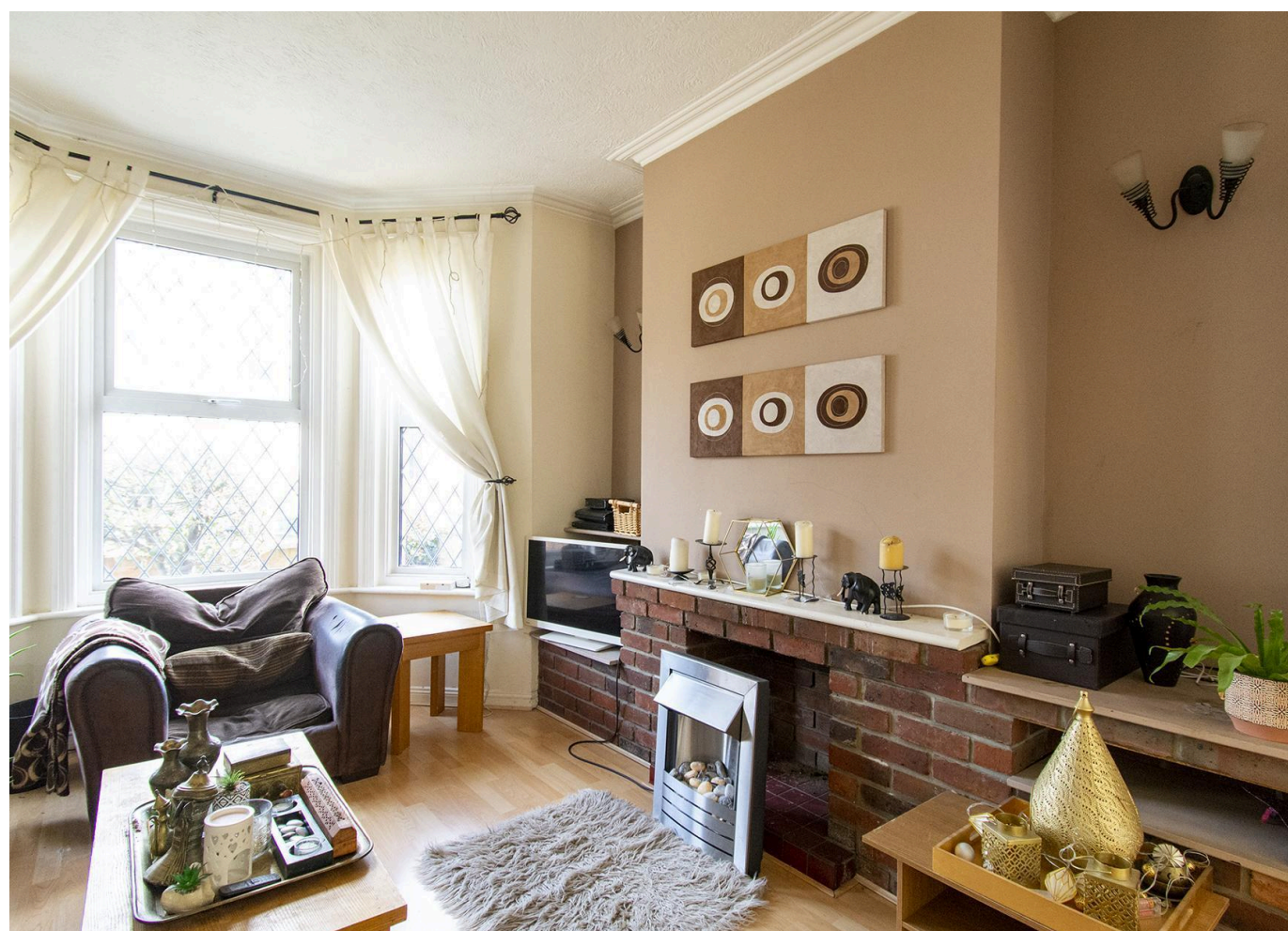
**OPEN FLOWING LIVING AND DINING ROOM**

**DOWNSTAIRS WC**

**SPECTACULAR BATHROOM**

**Council Tax band: C**

**Guide Price £350,000**



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

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[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

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.