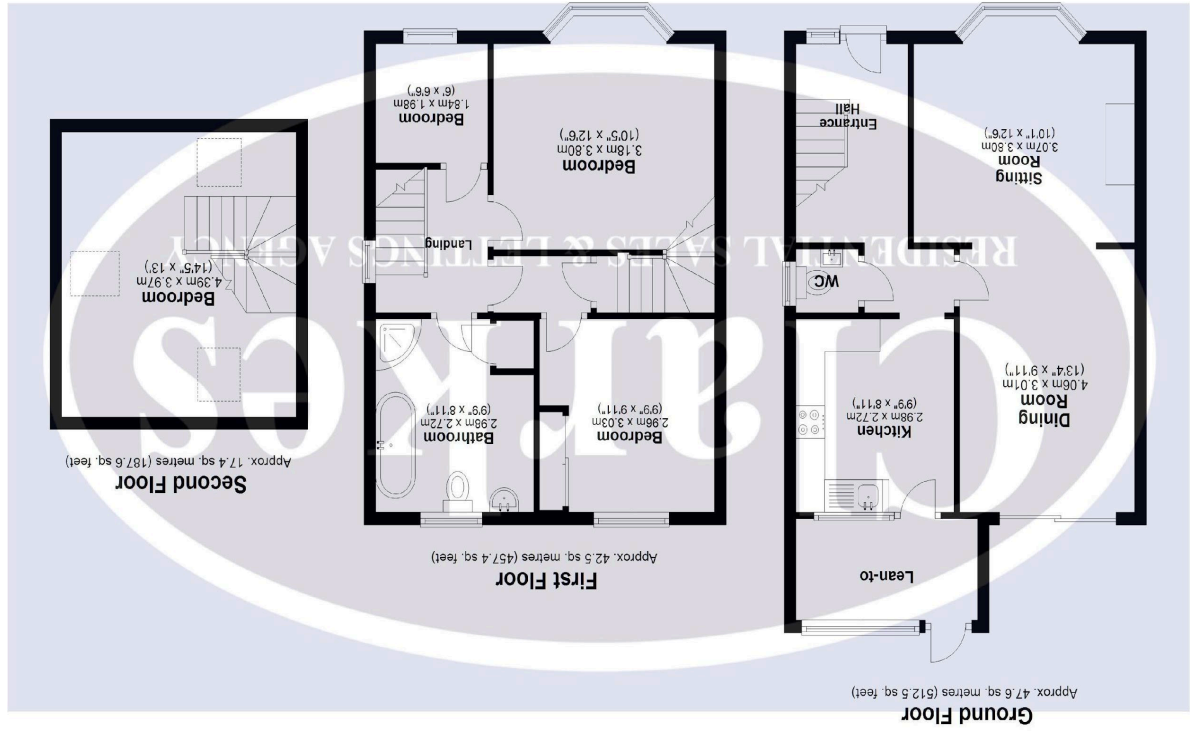


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	78	A (92-100)	(1-20)
		B (81-91)	(21-38)
		C (69-80)	(39-54)
		D (55-68)	(65-68)
		E (39-54)	(79-88)
		F (21-38)	(92-100)
		G (1-20)	
	60		



Cyril Rd, Charminster



Exceptional Opportunity to Own a Spacious 4-Bedroom Semi-Detached Home in Charminster, Bournemouth!

Seize the moment with this incredible opportunity to own a spacious 4-bedroom semi-detached home in the heart of Charminster, Bournemouth. Now featuring a recent price reduction, this property not only offers generous living space but also represents modern family living at its finest.

Property Features:

Modern Kitchen: A contemporary kitchen and separate utility room designed for your daily convenience.

The property further benefits from gas central heating and a glowworm boiler.

Open-Plan Living: The open-plan living room and dining area create a versatile space tailored to your unique needs.

South-Facing Garden: Step outside to a delightful south-facing garden—a perfect retreat for relaxation and entertaining with family and friends.

Comfortable Bedrooms: On the first floor, three comfortable bedrooms await, providing ample space for rest and relaxation.

Versatile Loft Bedroom: The large loft bedroom offers versatile possibilities, allowing you to customize the space to suit your specific requirements.

Location Benefits:

Desirable Neighborhood: Situated in the sought-after Charminster neighborhood, enjoy easy access to local amenities, schools, parks, and transportation links.

Value Proposition:

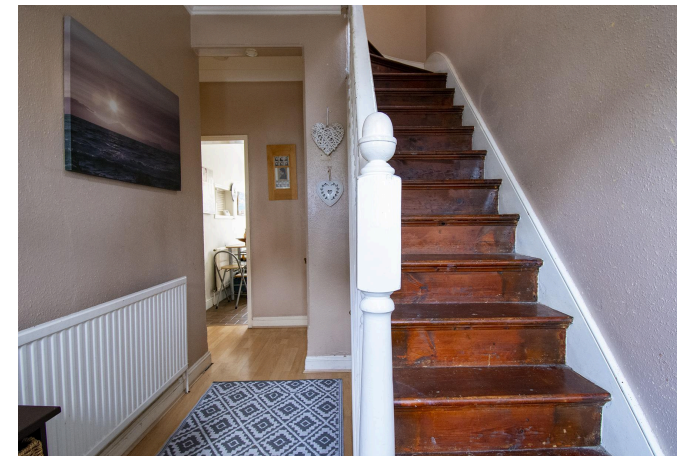
Price Reduction: With a recent price reduction, this property now offers even greater value.

Your Next Step:

Don't let this fantastic opportunity slip away! Schedule a viewing today to personally experience the comfort, convenience, and incredible value that this 4-bedroom home in Charminster now offers. Whether you're looking for a family haven or a wise investment, this property is ready to welcome you home. Act now to secure your slice of modern living!

Council Tax Band: C

**Offers In Excess Of
£350,000**



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www.clarkesproperties.co.uk

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