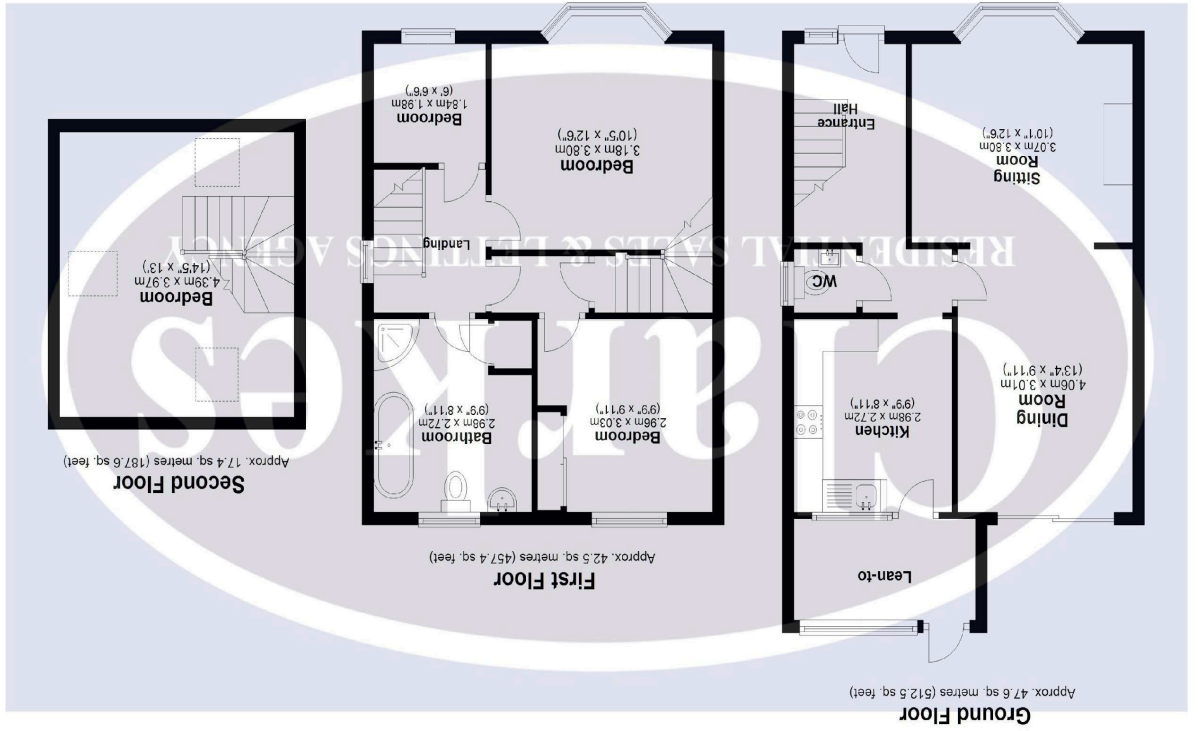
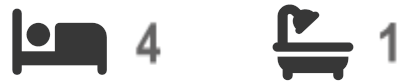


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective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

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



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!

SOUTH-FACING SUN TRAP GARDEN

4 BEDROOMS

OPEN FLOWING LIVING AND DINING ROOM

DOWNSTAIRS WC

SPECTACULAR BATHROOM

Council Tax Band C

Asking Price £343,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
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