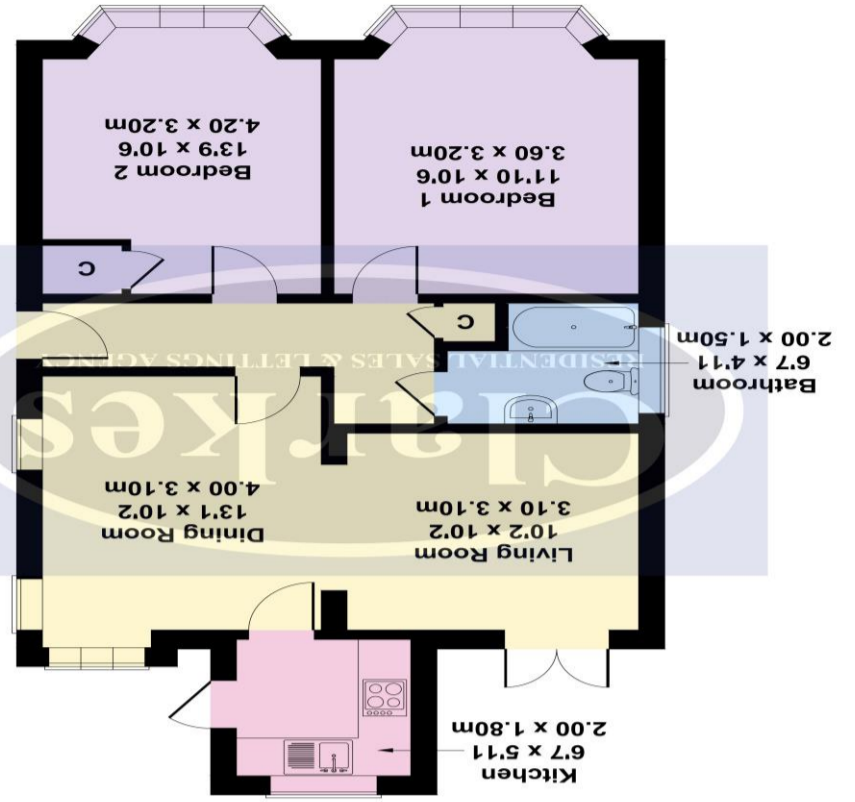


Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	



Brierley Rd, Northbourne

🛏️ 2 🚿 1

Clarkes are pleased to offer this well presented and well maintained two double bedroom, two reception room bungalow which is located in the desirable Northbourne area which has nearby river walks, Hill View School catchment area and walking distance to the local shops.

This property offers an open plan living/dining room, two generously sized double bedrooms, modern kitchen and bathroom and has potential to expand for a loft conversion, well maintained front and rear landscaped gardens and off road parking for 2-3 vehicles.

In addition to the main dwelling, the property includes a versatile garage / office space., upvc double glazing and gas central heating.

The property boasts plenty of natural light and space and benefits from large bay windows.

Located in the sought-after area of Northbourne, this bungalow offers the ideal combination of style, functionality, and charm.

Viewing comes highly recommended.

- 2 bedrooms 2 reception rooms
- Open plan living
- Beautiful landscaped gardens
- Off road parking
- Great school catchment
- Sought after area

Council Tax Band C

Guide Price £375,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG
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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.