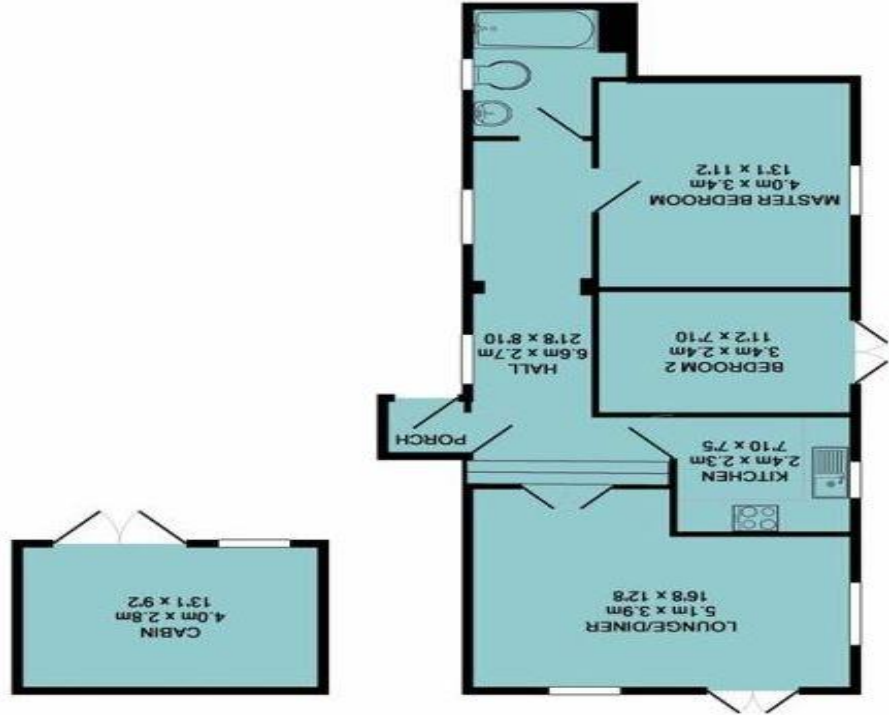


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any error. Prospective purchaser, The services, systems and appliances shown have not been issued and no guarantee is given as to their operability or efficiency can be given. Match with floorplan 02018



Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92-100)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	
Current	57		
Potential	70		



GFF Glen Road, Bournemouth, Dorset





# 16b Glen Road, Bournemouth



"Discover a hidden gem within a tranquil oasis!

Clarks are delighted to market this enchanting ground-level retreat unveils itself through a discrete private entryway, offering a delightful haven that seamlessly merges indoor and outdoor living.

As you step through your private entrance, a charming split-level hallway welcomes you, with sunlight streaming through a side-facing window. Explore the inviting living quarters - a generous 16' living space that beckons with its airy ambiance. Modernity graces the adjacent kitchen, featuring sleek cabinetry, stylish countertops, and quality appliances.

The two double bedrooms are a symphony of comfort and tranquillity, where the master bedroom effortlessly accommodates a king-sized bed and more, while the second bedroom opens onto a private garden paradise.

A modern bathroom, adorned with contemporary finishes, beckons relaxation. Large UPVC double-glazed windows grace the living area, infusing it with natural light, and a set of French doors invite you to your personal haven - a captivating wrap-around garden retreat.

Situated in a coveted location, mere moments from sandy shores and a short journey from the vibrant heart of Bournemouth, this ground floor garden apartment is a haven of tranquillity.

Outdoors, a lush private garden envelops the property, measuring approximately 45' x 25' in an L-shape. This verdant oasis is entirely enclosed, offering a peaceful sanctuary. A pathway from the front provides convenient access for bicycles and storage items. A charming paved patio awaits just beyond the living room, complete with a wooden storage shed and an inviting cabin, boasting power and television connections.

Your garden adventure continues with ample lawn space, bordered by flourishing flower and shrub beds, leading to a cozy decking area. This extraordinary garden is your canvas, ready for your personal touch and green-thumb aspirations.

In this inviting space, you'll find not just a residence but a lifestyle - one that seamlessly blends modern comfort with the joys of nature. Don't miss the chance to make this unique haven yours!"

Agent Notes:  
Council Tax Band: A  
Tenure: Leasehold 96 years  
Maintenance: Approx £2000  
Gr: £150  
Pets allowed

**2 BEDROOMS**  
private entrance  
**TURNKEY**  
Beautiful wrap around garden  
low maintenance charges

**Guide Price £300,000**



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

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[www.clarksproperties.co.uk](http://www.clarksproperties.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. Clarks 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.