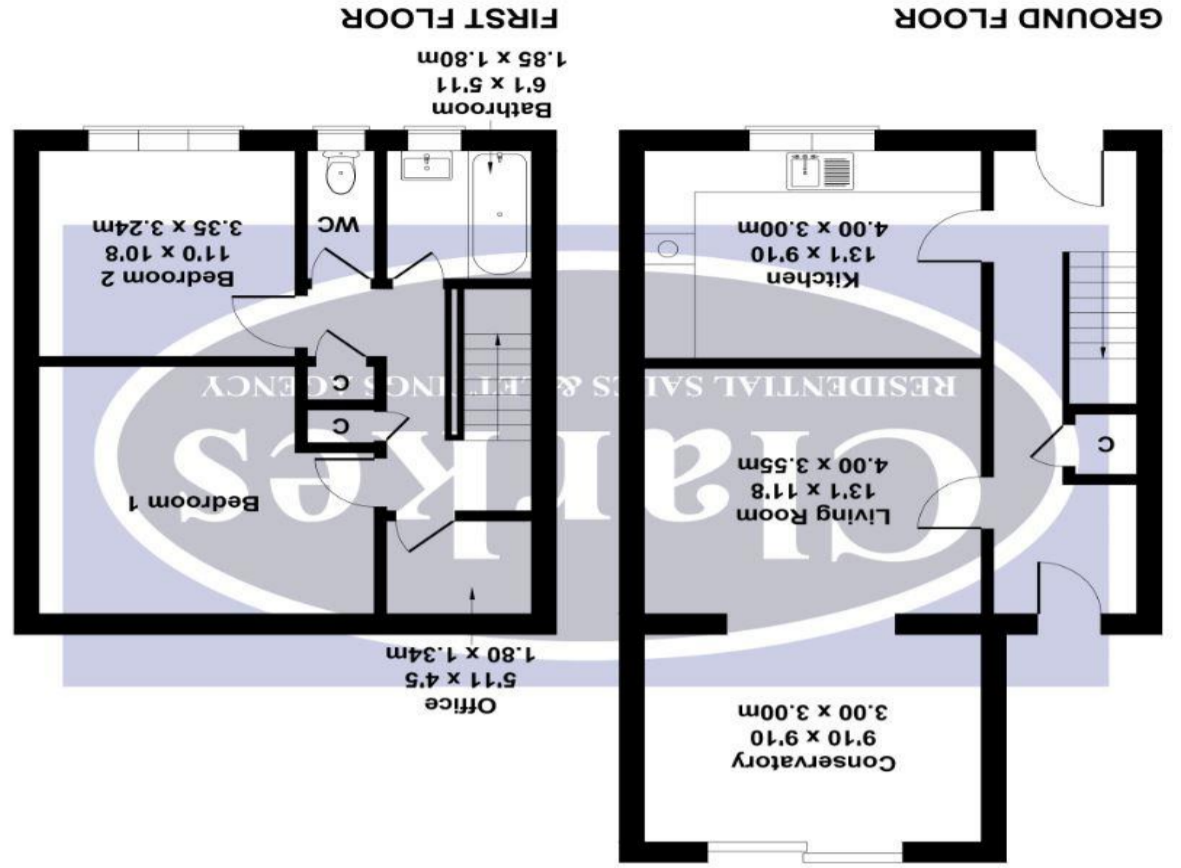


Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

Energy Efficiency Rating	
Potential	Current
86	69
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Approximate Gross Internal Area  
990 sq ft - 92 sq m



Hibberd Way, Ensbury Park



# Hibberd Way, Ensbury Park



Charming 2 Bedroom + Office Terraced Property in Hibberd Way, Slades Farm

Welcome to your new home in the heart of Slades Farm! This beautifully presented 2-bedroom terraced property on Hibberd Way offers a perfect blend of modern comfort and convenience. Nestled in a tranquil community, this home boasts a variety of features that make it an ideal living space for families and professionals alike.

## Spacious Living Areas:

The ground floor features a well-designed layout, with a generously sized kitchen to the front, offering ample space for a breakfast bar—a perfect spot for casual meals and entertaining. The lounge at the rear provides a cozy retreat and leads seamlessly to a spacious conservatory, flooding the space with natural light and offering a delightful connection to the garden beyond.

**Comfortable Bedrooms and Office Space:** Upstairs, discover two generously proportioned double bedrooms, providing ample space for rest and relaxation. Additionally, a conveniently placed small room serves as an ideal office, providing a dedicated workspace for remote work or study. The main bathroom is well-appointed with a sink and bath, featuring a shower above, while a separate toilet adds convenience to the upper level.

**Outdoor Oasis:** Enjoy the outdoors in your private haven! The front of the property boasts a large grassed area, secluded by tall bushes, offering a tranquil retreat. The rear garden is a true delight with a substantial grassed area, a practical shed for storage, and a charming summer house—a perfect space for enjoying sunny days or entertaining friends and family.

**Slades Farm and Surrounding Amenities:** Hibberd Way is ideally situated in the vibrant community of Slades Farm, known for its friendly atmosphere and convenient access to local amenities.

Families will appreciate the proximity to excellent local schools, including Glenmoor, providing quality education for children of all ages. The area is well-connected with public transport, ensuring easy access to nearby towns and city centres.

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.

**2 double bedrooms + office**

**spacious kitchen with breakfast bar**

**Living room to rear with access to conservatory**

**great school catchment**

**Modern Bathroom**

**Council Tax Band B**

**Guide Price £310,000**



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

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