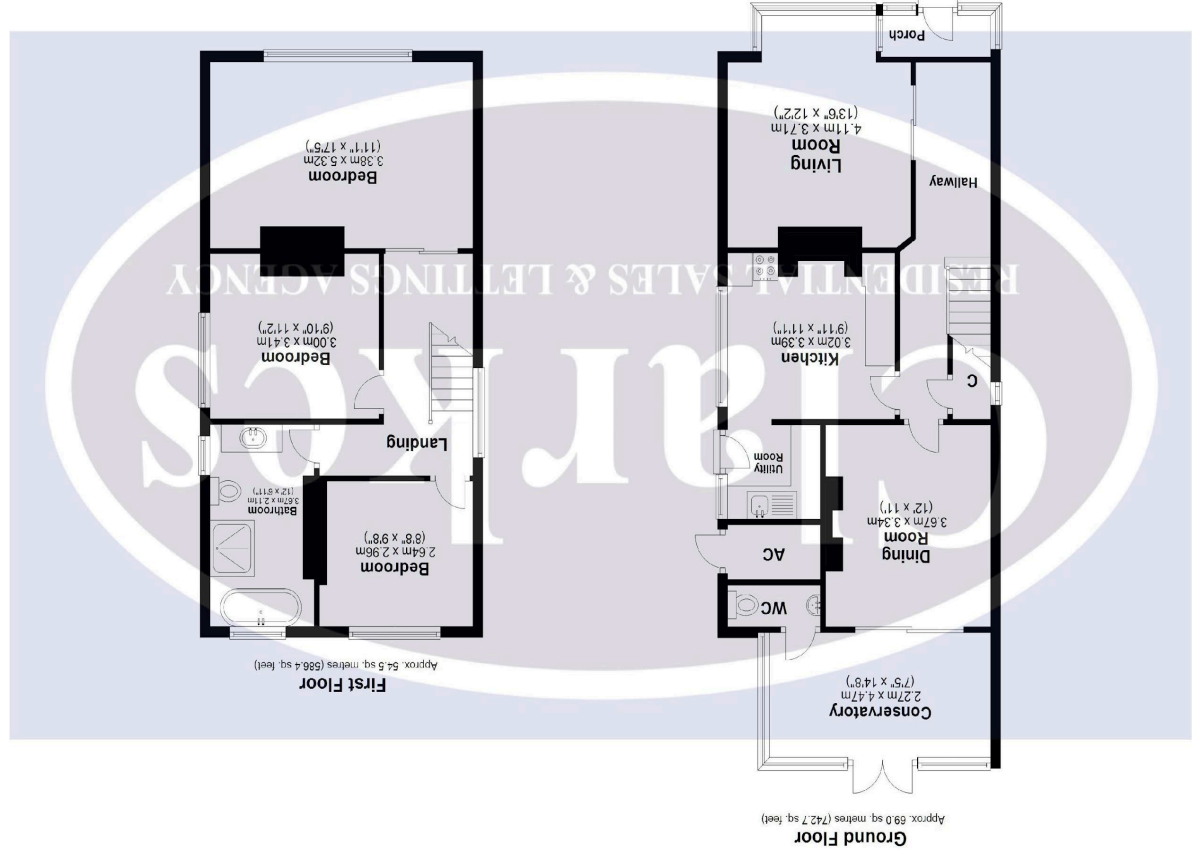


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	(65-68) D
	58	E (39-54)	(91-100) C
	76	F (21-38)	
		G (1-20)	



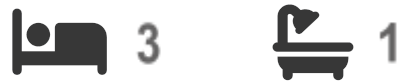
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using Think3D.



Heathwood Road, Bournemouth, Dorset



Heathwood Road, Bournemouth, Dorset



Built in the early 1900s, this house conveys character with charming fireplaces, high ceilings, and a naturally bright and airy ambiance.

The inviting home features efficient, space-saving radiators and a modern gas central heating system with a new combi boiler, ensuring warmth.

The generously sized master bedroom is enhanced with beautiful plantation shutters adding WOW factor. Each of the double bedrooms is recently renovated, offering a modern, light, and spacious atmosphere. Sliding doors in both the master bedroom and the living room add further character.

The substantial refurbished and replumbed bathroom provides the luxury of a separate shower and a stunning freestanding bath. While the hallways await your personal touch, the spacious kitchen seamlessly connects to a utility room, and the dining room opens up to a conservatory overlooking the private rear garden, all granting a new family to add their own touch of design.

This family home is situated in the sought-after area of Talbot Park, and within walking distance of Talbot Hill Prep School and a Montessori Nursery and the outstanding Glenmoor and Winton secondary Academies.

A practical porch is designated for shoes and bookbags, and a convenient downstairs WC is available.

The property also boasts a garage, and off-road parking is provided on the newly surfaced driveway completed in 2021.

Fantastic Home with POTENTIAL

2 RECEPTION ROOMS

THREE Double BEDROOMS

Double Glazing & Gas Central Heating with NEW combi boiler

NEW Driveway surface 2021

Separate kitchen and UTILITY ROOM

Sought After Location

HUGE master bedroom with beautiful PLANTATION shutters

PORCH for muddy shoes!

Council Tax Band D

Guide Price £475,000



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.