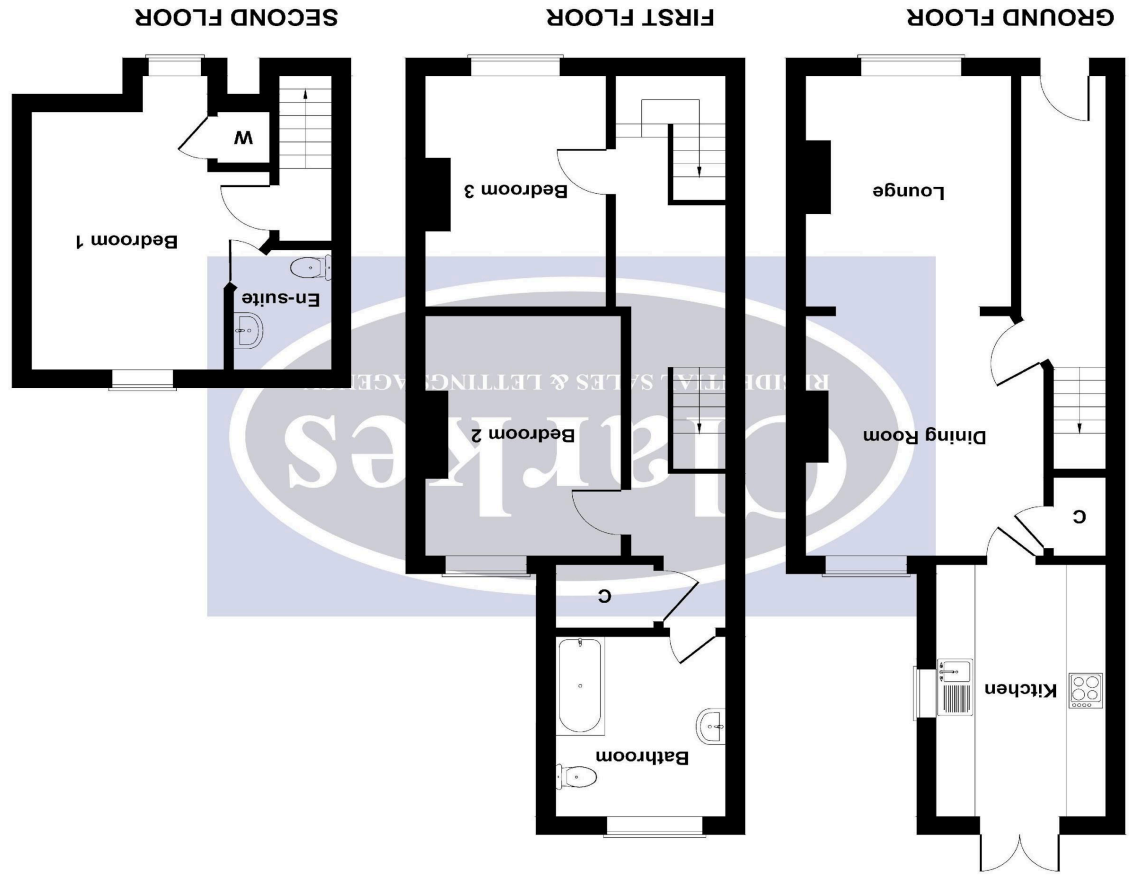


Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92-100)
	67
	81

EU Directive 2002/91/EC  
England, Scotland & Wales



Canford Road, Bournemouth, Dorset



# Canford Road, Bournemouth



## WALLISDOWN

Wallisdown offers a fantastic range of modern and traditional property and amenities. This area is home to a variety of excellent local schools, including Talbot Primary School and St Aldhelm's Academy for the Poole half and St Mark's School for the Bournemouth side plus a number of Secondary Schools.

As well as a wide range of amenities within close proximity, including shops, supermarkets, and cafes and restaurants, nature enthusiasts will appreciate the nearby open spaces and nature reserves at Bourne Valley, Turbary Common and Slades Farm. There is also a golf club at Knighton Heath.

## ACCOMMODATION

The property benefits from off road parking and a LARGE WEST FACING GARDEN.

The ground floor features a well-equipped modern and spacious kitchen, a cozy lounge and a dining room with underfloor heating. On the first floor, you will find two generously sized bedrooms and a large bathroom, perfect for accommodating a growing family or hosting overnight guests. The top floor boasts a lovely bedroom with an en-suite bathroom.

One of the standout features of this property is its large west-facing 100ft garden with summer house and an allotment, offering plenty of space for outdoor activities, gardening, or simply relaxing in the sun.

Entrance Hall - Spacious hallway with stairs leading to first floor landing and door into :

Lounge 12' 4" max x 10' 9" ( 3.76m max x 3.28m ) Spacious lounge with double glazed windows to front, beautiful feature fireplace with electric log burner, tiled underfloor heating, archway to dining room.

Dining Room 13' 4" max x 11' 7" ( 4.06m max x 3.53m ) Tiled underfloor heating, feature fireplace with electric log burner, upvc double glazed window to rear, doorway to Kitchen.

Kitchen 13' 11" x 8' 4" max ( 4.24m x 2.54m max ) Stunning bright and spacious Kitchen which benefits from having a range of modern fitted eye and base level units, induction hob, electric oven, ample food storage space, double sink with drainer and mixer tap over. There is a small breakfast bar area and double glazed patio doors which open out onto the stunning 100ft rear garden. Frosted window over sink to side aspect.

## First Floor Landing

Bedroom Two 13' 4" x 9' 4" max ( 4.06m x 2.84m max ) Large and spacious double bedroom with upvc double glazed window to front.

Bedroom Three 12' 3" x 9' 1" max ( 3.73m x 2.77m max ) Generous sized double bedroom with upvc double glazed window to rear.

Bathroom 9' 9" x 8' 5" ( 2.97m x 2.57m ) Large family bathroom, lino flooring and benefits from having bath as well as separate walk in shower cubicle, modern white suite with WC and wash hand basin. Frosted obscure upvc double glazed window to rear.

## Second Floor

Master Bedroom 14' 1" max x 10' 4" ( 4.29m max x 3.15m ) Spacious bright and airy Master with led spotlights to ceiling and upvc velux skylight to ceiling, Ensuite - Modern white suite comprising WC and wash hand basin.

Rear Garden - The rear garden is approx 100ft and boasts a patio area, a summerhouse, a mixture of shrub and flower borders and to the rear of the property there is a generous allotment area. Gated shared side access.

Council Tax Band C



**Asking Price £350,000**

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

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