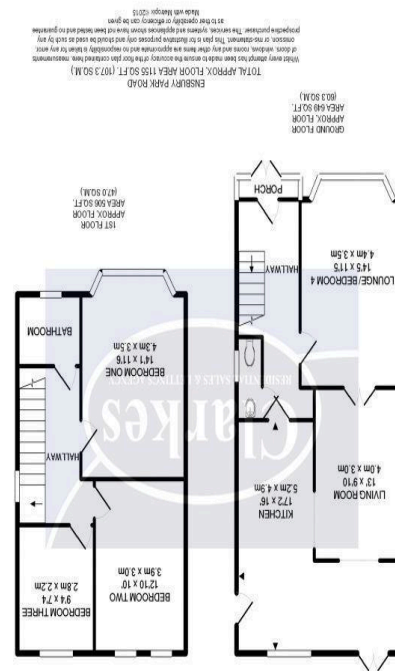




Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
82	62



Ensbury Park Road, Bournemouth, Dorset



Ensbury Park Road, Bournemouth, Dorset

 3  1

The Accommodation -

As you enter the property through UPVC double glazed patio french doors into a small porch, and then opening up the wooden front door, you are welcomed by a bright and spacious hallway with wooden flooring, dado rail mid way up the walls, high ceilings and carpeted stairs up to first floor landing, doors leading to all rooms downstairs. There is a storage cupboard housing all the electric /fuse boxes and a downstairs WC/Cloakroom. Radiator.

Lounge - At the front of the property is the spacious and bright lounge, with solid wooden flooring, it has large feature bay windows which allows light to flood the room, and high coved ceilings, which is typical in a 1930s property, as well as a feature fireplace and surround which adds that traditional homely feel to the living space. Radiator. Open archway to -

Dining Room - Through an archway with paneled wooden doors with glass leading into the spacious dining room which has high coved ceilings, wooden flooring throughout, and is open plan adjoining the 'L' shaped Kitchen. Radiator. Archway through to -

Kitchen/ Diner -This stunning Kitchen is spacious and modern and has a range of wall and base level white gloss units with chrome handles, and storage cupboards with black granite effect worktops over. White stone tiled flooring throughout. Full height free standing silver fridge/freezer and further space with plumbing and space for washing machine/dishwasher and tumble dryer. There are feature glazed wall cabinets and shelving, a glowworm combi boiler is housed in one of the useful storage cupboards. There is an integrated 'Whirlpool' fitted silver electric oven with 5 point gas hob and extractor hood over. There is a UPVC double glazed window to the rear overlooking the garden, stainless steel sink with mixer tap and drainer unit. Stone splashbacks. Radiator. UPVC door with cat flap leading to side aspect. UPVC double glazed french patio doors leading out to the rear garden.

Rear Garden - The rear garden is accessed via the Kitchen and leads onto a large decking area with the rest of the large facing garden laid to lawn approx 100ft, with fencing either side and a mix of shrubs and flowers to the borders. To the rear of the garden is a timber built shed and the foundations for a summerhouse / office to be built. There is an armored electric cable that runs from the property down to the end which enables electricity to be used in the summerhouse /office space.

Cloakroom - Modern white suite comprising wash hand basin with storage under, low level WC with concealed cistern, small frosted obscure UPVC double glazed window to side aspect. White heated towel rail. Stairs leading up to first floor landing - Landing - Carpeted landing, high coved ceilings, picture rail, doors to all rooms, UPVC frosted window to side aspect. Carpeted staircase with bannister leading up to first floor landing, there is a large frosted glass window to the side and doors leading off to all rooms.

Bedroom Three - Spacious Bedroom with UPVC window overlooking rear garden. High ceiling. Radiator.

Bedroom Two - Large and spacious bedroom with high coved ceilings, picture rail, two upvc double glazed windows overlooking rear garden. Radiator.

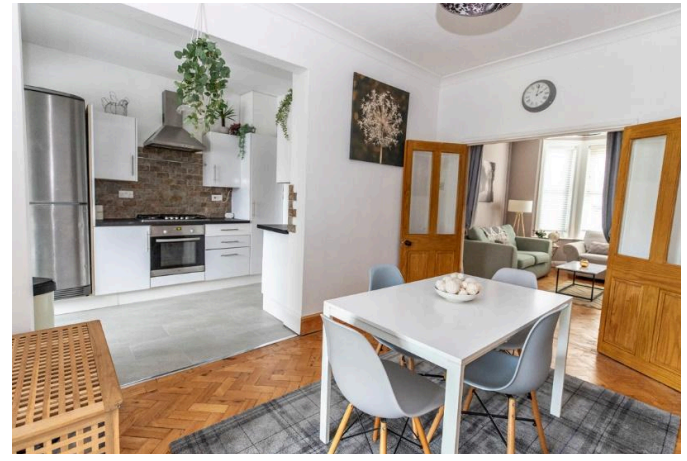
Master Bedroom - Large and spacious Bedroom with oak wooden flooring, high coved ceiling, picture rail, inset spotlights to ceiling, large bay windows to front, additional window to side aspect. Fitted under window storage unit / seating area. Radiator.

Bathroom- Family Bathroom consisting of modern white bathroom suite, grey fully tiled walls, bath with power shower over.inset LED spotlights to ceiling, UPVC frosted window to front access. Access to boarded left. Low level WC, Hand wash basin with mixer tap. Heated chrome towel rail. Luxury Grey vynal tiled flooring.

Front - There is a cement driveway with dropped curb allowing parking for either 2 small cars or 1 family sized / large car, Gated side access leading to rear.

- 'L'SHAPED KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- LARGE 100FT GARDEN
- TRADITIONAL FAMILY HOME MODERNISED THROUGHOUT
- UPVC AND GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- FAMILY BATHROOM & ADDITIONAL DOWNSTAIRS WC

Council Tax Band C
Guide Price £400,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG
Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
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.