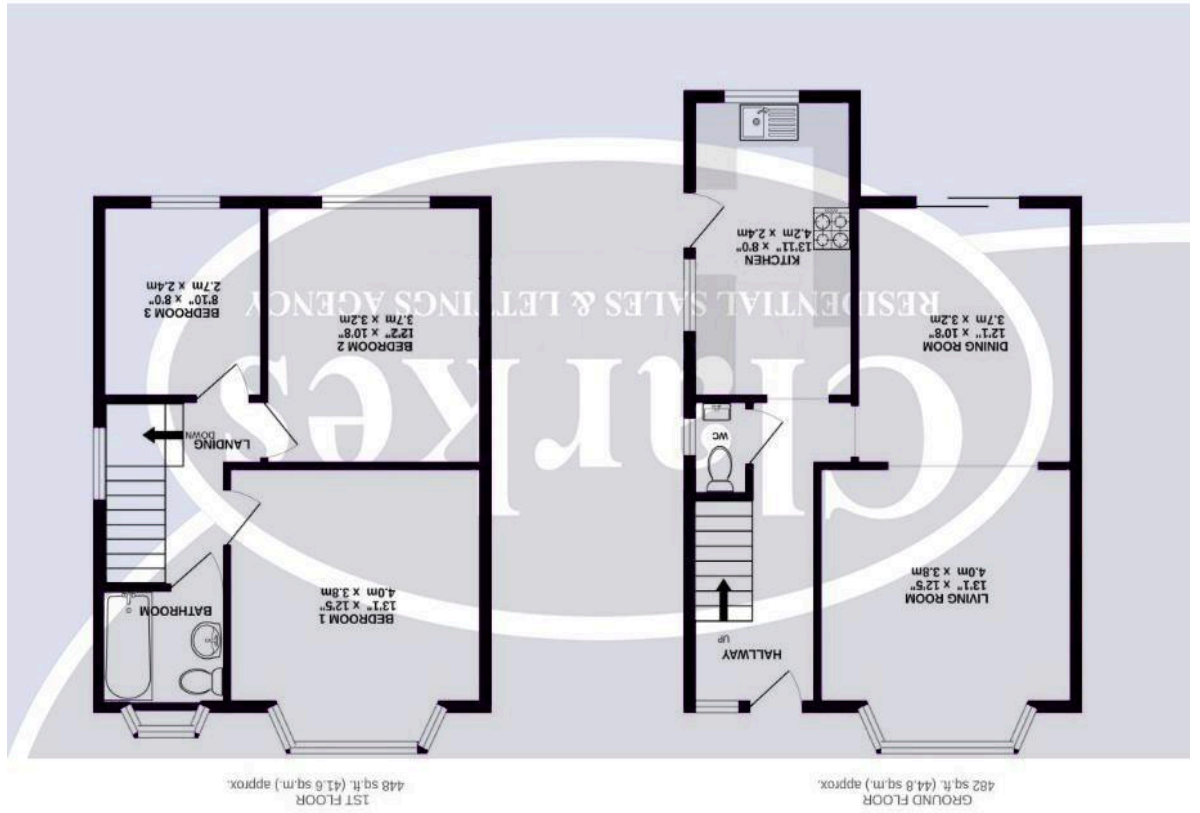


These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) and are based on the information provided by the seller or landlord. The seller or landlord is responsible for the accuracy of the information provided. The Energy Performance Certificate (EPC) is a legal requirement for all properties that are let or sold in the UK. The EPC is a measure of the energy efficiency of a property and is used to calculate the energy performance rating (EPR) and the energy efficiency grade (EEG). The EPC is a key factor in the decision to buy or rent a property and is also used to calculate the energy performance rating (EPR) and the energy efficiency grade (EEG). The EPC is a legal requirement for all properties that are let or sold in the UK. The EPC is a measure of the energy efficiency of a property and is used to calculate the energy performance rating (EPR) and the energy efficiency grade (EEG). The EPC is a key factor in the decision to buy or rent a property and is also used to calculate the energy performance rating (EPR) and the energy efficiency grade (EEG).

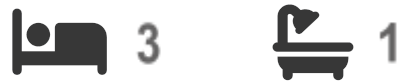
Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	80	Very energy efficient - lower running costs	(92-100)
Current	67	Not energy efficient - higher running costs	(1-20)
			(21-38)
			(39-54)
			(55-68)
			(69-80)
			(81-91)
			(92-100)



Victoria Park Road, Bournemouth, Dorset



Victoria Park Road, Bournemouth, Dorset



Clarkes are thrilled to offer this lovely 3 Bed Detached family home.

Located on Victoria Park Road in Moordown. A charming community which offers a blend of tree lined roads, superb local amenities and transport links.

The area boasts a choice of excellent local schools, including Moordown St John's Church of England Primary School, Hill View Primary School, Winton Primary School as well as Winton and Glenmoor Academies making it a popular choice for families. You'll find a variety of amenities within close proximity, including shops, supermarkets, and local eateries. Redhill Park provides picturesque settings for leisurely walks or family outings. The Stour River and Nature reserve is also within easy reach.

Ground Floor:

Upon entering the property you are welcomed by the spacious hallway.

The spacious open plan lounge/diner is flooded with natural light, benefiting from the characterful south-facing bay window to the front and patio door to the rear. This is a superb family room, well presented with a modern finish while retaining some of the character of a 1930s home.

To the rear is the large family kitchen with integrated gas hob, electric oven and spaces for all appliances. A side door gives access to the garden and a large window behind the sink gives you the lovely outlook of the rear garden. The property also benefits from a convenient downstairs WC located under the stairs.



First Floor:

The Master Bedroom is a superb size, again flooded by light from the charming south-facing bay window.

Bedroom 2 is a large double with views over the rear garden.

Bedroom could be a large single bedroom or the perfect home office with views over the rear garden.

The master bathroom has been tastefully finished with a full suite, 1/2 tiled and another lovely bay window with obscured glass.

Exterior:

The front of the property has a lovely walled front garden and spacious driveway toward double gates which give access to the rear of the house.

The rear garden really must be seen to be appreciated; this mature garden has been tastefully designed with a patio leading back into the diner. To the rear is a large garden shed and second patio area, the perfect location to enjoy some peace and quiet or even a sunbather or two!

This is a fantastic example of the beautiful houses in this sought after area. Viewing highly recommended.

Council Tax Band D

**Offers In Excess Of
£425,000**



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.