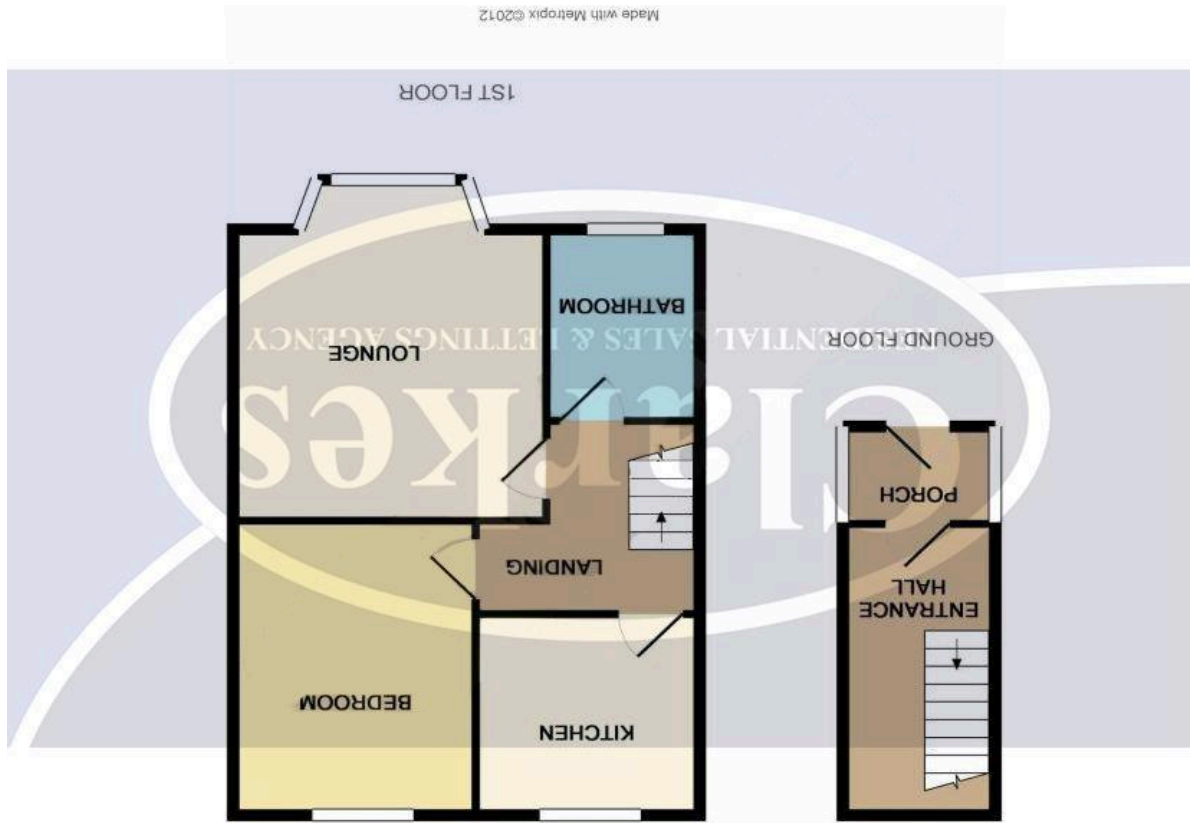


Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England, Scotland & Wales Not energy efficient - higher running costs Very energy efficient - lower running costs	
	A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)
74	66



Evelyn Road, Bournemouth, Dorset





# Evelyn Road, Bournemouth, Dorset



A superb flat, with a large, private garden in a superb location!

Situated on Evelyn Road in Moordown. This area boasts a choice of excellent local schools, including Moordown St John's Church of England Primary School, Hill View Primary School, and Winton Primary School making it a popular choice for young families.

You'll find a variety of amenities within close proximity, including shops, supermarkets, and local eateries. Redhill Park and Winton Recreation Ground provide picturesque settings for leisurely walks or family outings. The Stour River and Nature reserve is also within easy reach. The beaches and Bournemouth town centre are only 10 minutes away!

## The Accommodation:

**Ground floor entrance** - With its own private entrance the property boasts a spacious porch and hallway. The porch is the perfect place for kicking off shoes before stepping into this lovely home. The large entrance hall is a versatile space, offering either an abundance of storage or a potential space for a home office or hobby space.

**Landing** - This bright, space features high ceilings and a large south-facing window to flood the area with natural light.

**Living Room** - A large living room with a bay window, fitted shutters and feature fireplace. The room is to the front, east-facing aspect and offers a lovely homely feel.

**Bedroom** - A large double room with big windows overlooking the large West-Facing Garden.

**Bathroom** - A fully tiled bathroom with a full suite. A mixer shower over the bath, WC & sink & vanity unit.

**Kitchen** - Overlooking the garden, this kitchen is fitted with tiled splashbacks, gas hob, integrated oven, extractor hood, space for fridge/freezer and washing machine. The room is centred around a large tilt and turn window.

## Outside Space:

The rear garden is accessed via a private gate to the side of the property. A fence lined path leads you to this huge rear garden. The garden has a large lawn, garden shed. With borders for plants this offers a fantastic canvas for those with green fingers. With an added benefit of light being undisturbed to the south and west the garden is flooded with sunlight late into the evening.

## Agent Notes:

**Tenure** - Offered with a new 999 year lease on completion

**Ground Rent** - Nil (via new lease on completion)

**Maintenance** - As and when

**Council Tax Band** - A

## Asking Price £190,000



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

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