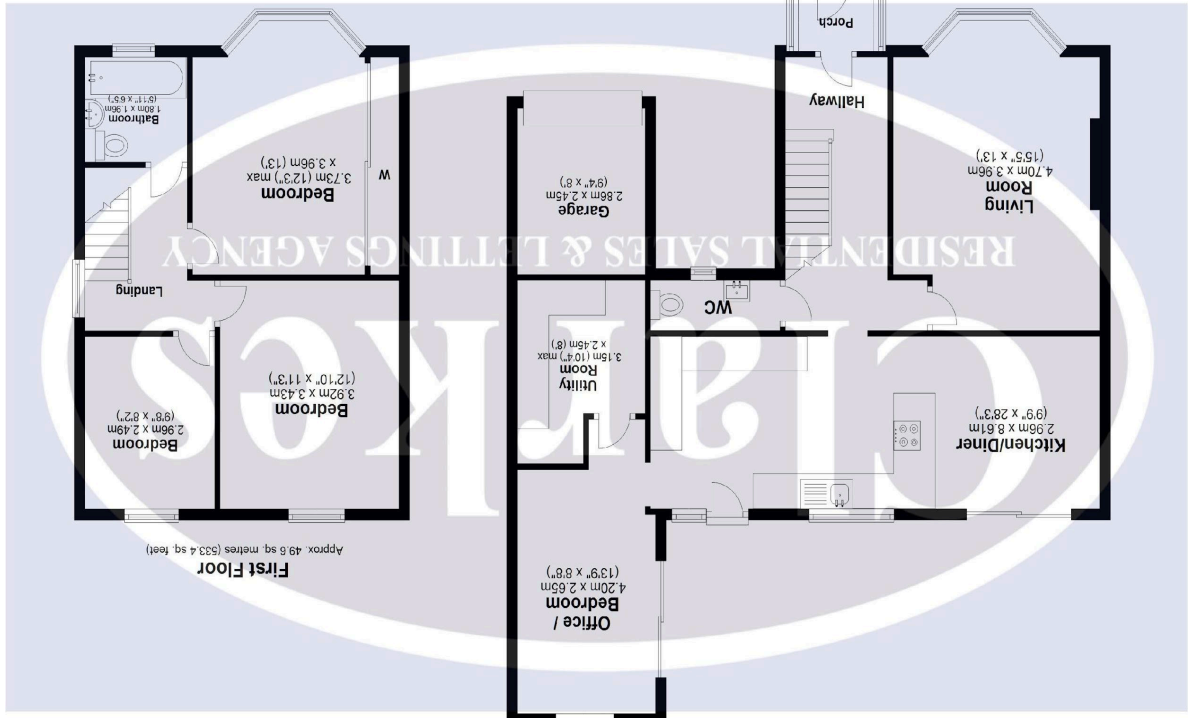


While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services provided are for information only and do not constitute an offer of any financial product. Plans produced using Floorplan.

Total area: approx. 134.9 sq. metres (1452.2 sq. feet)



Ground Floor
Approx. 55.4 sq. metres (598.8 sq. feet)

First Floor
Approx. 49.6 sq. metres (534.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
65	78
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	



Beswick Avenue, Bournemouth, Dorset



Introducing this stunning detached house located on Beswick Avenue in the Ensbury Park area of Bournemouth. The property boasts a beautiful living room with double glazed lattice bay windows and stunning Herringbone laminate flooring throughout the ground floor.

The ground floor also features a beautifully decorated WC.

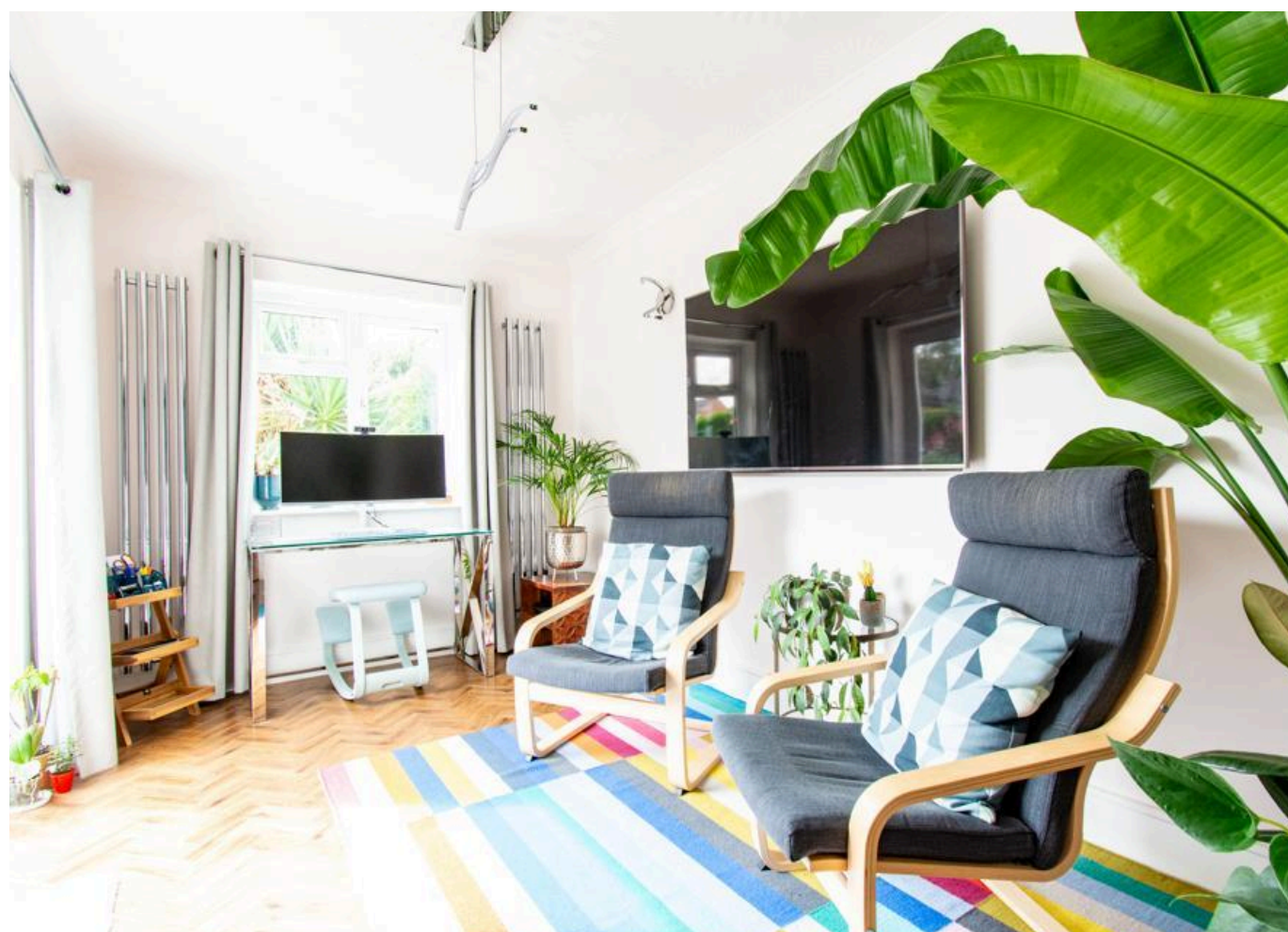
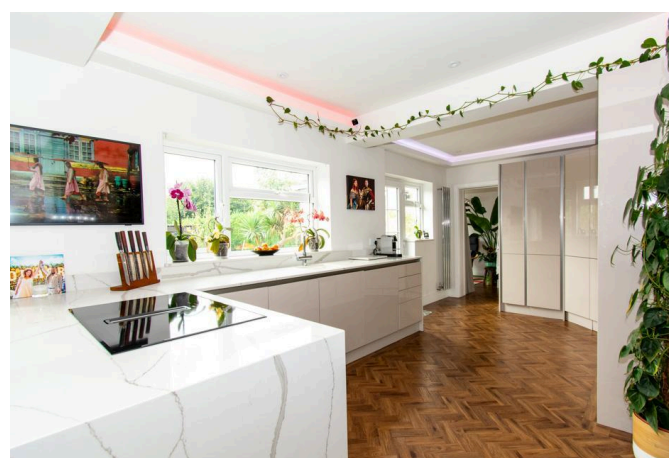
The spectacular kitchen with integrated appliances, marble worktops, and a breakfast bar lead to the beautiful west-facing rear garden. Further a separate utility room with plenty of storage space and an additional reception room with sliding doors onto the garden patio.

Upstairs, you will find 3 well-proportioned bedrooms, including a master bedroom with a large fitted wardrobe, a spacious double bedroom, and a good-sized single bedroom currently used as a home office. The family bathroom is well-designed and includes integrated WC, sink, and vanity unit, as well as a bath with overhead shower.

Outside, the property offers a neatly landscaped rear garden with a large sun trap patio, decked walkway, and a vegetable patch. In addition, there is a driveway and garage for parking.

Situated in a popular residential area, this property is a short walk to Slades Farm Rec, home to an Olympic-size community cycle track. The area is renowned for its great schools, including the highly successful Glenmoor Academy. Local shops and supermarkets are easily accessible, with Bournemouth's award-winning beaches just a short drive away.

With 130+ Metres Sq of living space, 3 bedrooms, 1 bathroom, and 1 WC, this property is in superb condition throughout and is perfect for families looking for a beautiful home in a desirable location. Don't miss out on the opportunity to view this property - contact us today to arrange a viewing.



Council Tax Band D

**Offers In Excess Of
£500,000**

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