



## 88 Victoria Park Road, Ensbury Park Bournemouth BH9 2RH

Situated within a popular established residential road lies this charming character detached family home. This wonderful property is close to favoured local schools, public transport, amenities and Redhill Park. There is well-proportioned accommodation on offer with two good size reception rooms plus three bedrooms and there is a generous size sunny southerly aspect rear garden.

**EPC: 68 Council Tax Band: D Price: £424,950 Freehold**

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## Key Features

- CHARMING CHARACTER 1930's DETACHED FAMILY HOUSE
- ENTRANCE HALLWAY
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN OVERLOOKING THE REAR GARDEN
- THREE BEDROOMS
- BATHROOM & SEPARATE CLOAKROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GOOD SIZE SUNNY SOUTHERLY ASPECT REAR GARDEN
- LARGE DRIVEWAY PROVIDING OFF ROAD PARKING

## The Property

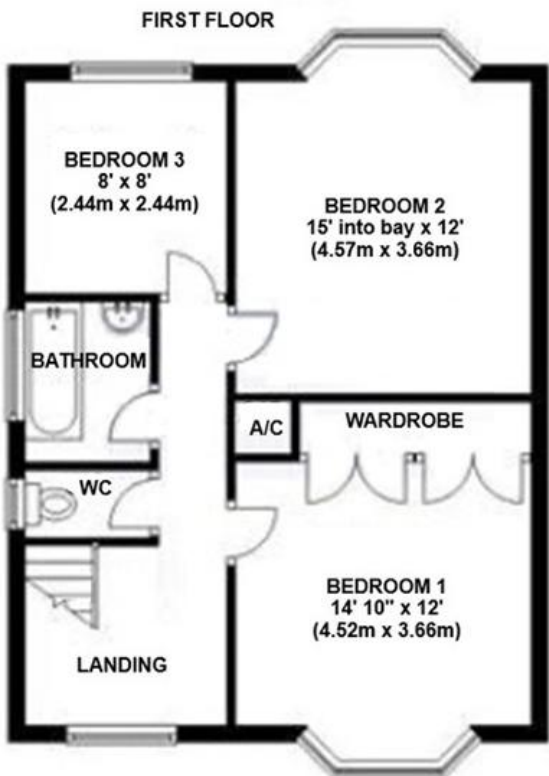
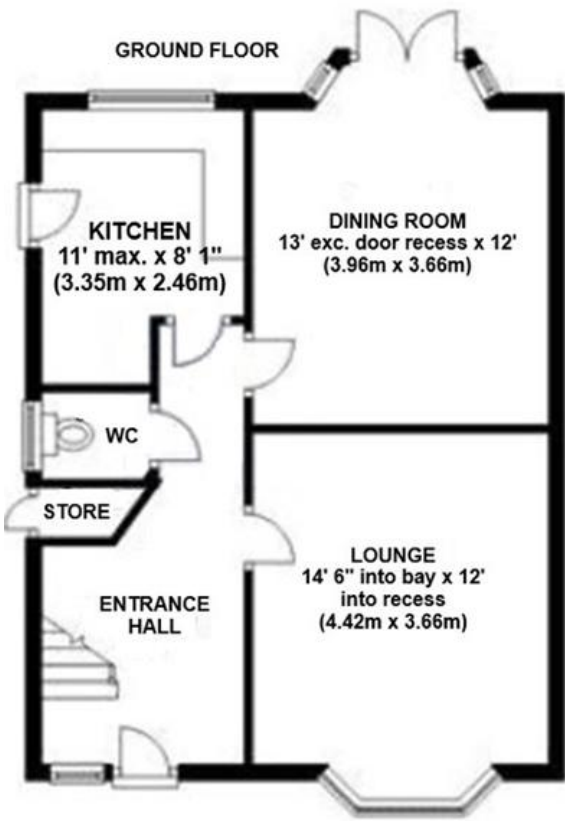
Upon entering there is a welcoming entrance hallway with ground floor cloakroom and stairs give access to the first floor accommodation. Doors lead off to the cosy front lounge with bay window, along with the kitchen and the recently decorated separate dining room that has French Doors leading out on to the garden.

Located on the first floor there is a feature window providing natural light to the landing and doors lead off to the master bedroom located at the front and bedrooms two and three located at the rear of the house. A family bathroom and separate cloakroom complete the upstairs accommodation.

To the front there is a good size tarmac driveway providing off road parking and a gate to the side gives access in to the rear garden.

There is a generous size sunny southerly aspect rear garden with a patio area immediately abutting the property and a slightly raised decking area to the side, both suitable for outside dining/garden furniture. To the middle the garden is laid to lawn with a section to the rear set out as a designated play area containing rubber chippings and there is a timber constructed storage shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that 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. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline 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.

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