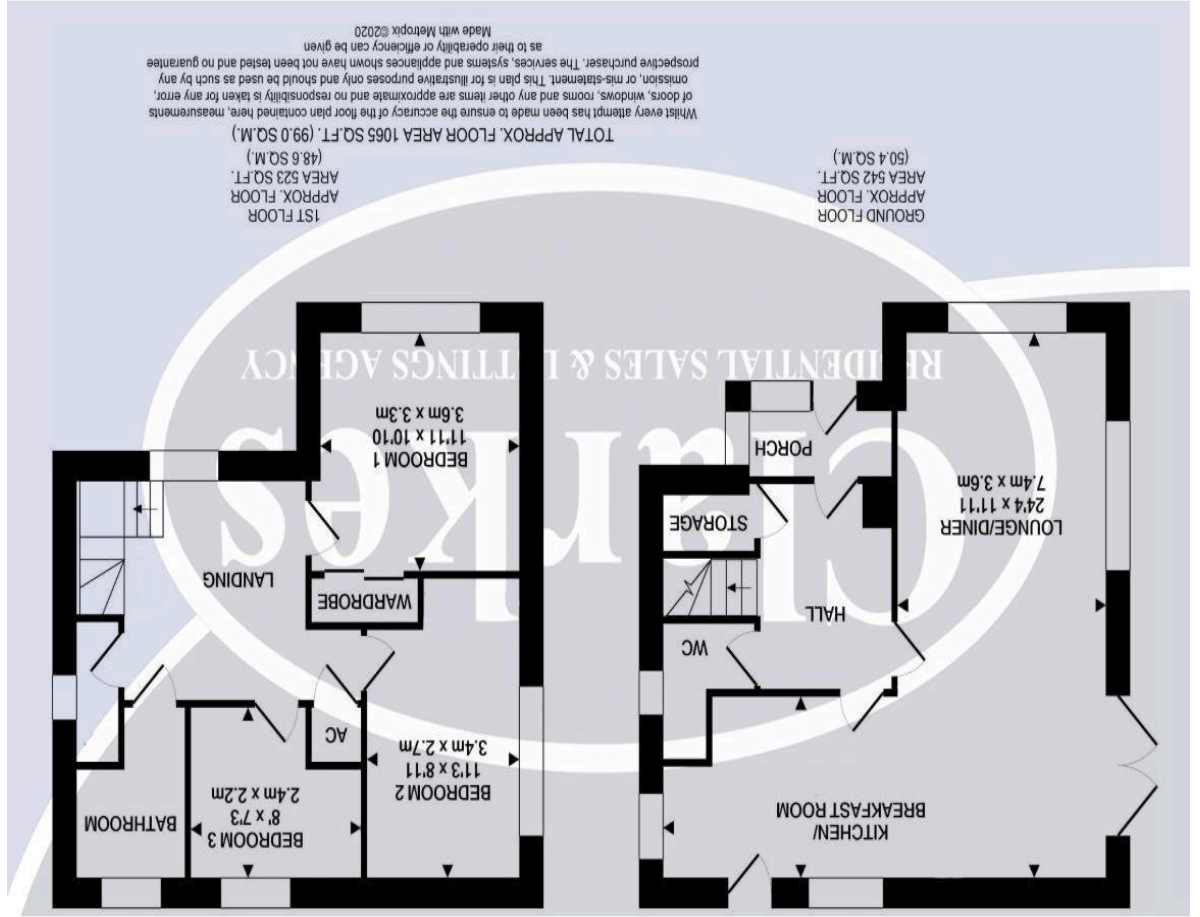
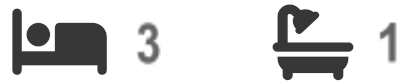


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	53	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



45 Nursery Road, Bournemouth, Dorset



Key Features

- Recently renovated throughout: New flooring, radiators, boiler, and upgraded electrical unit.
- Open-plan living area: Enhanced with structural adjustments to maximize space and light, featuring a contemporary kitchen and dining area.
- Modern bathroom suite: Installed in 2023 with high-quality fittings, including bluetooth-enabled mirror and luxury fixtures.
- Ample storage: Includes a gallery landing with built-in cupboards and a utility laundry area.
- Landscaped gardens: Wrap-around garden with patio, lawn, and planting areas, and pergola.
- Garage and parking: Off-street parking and a brick-built garage with power and light.



MODERN, SPACIOUS THREE BEDROOM DETACHED HOUSE

GARAGE AND OFF-ROAD PARKING

SET BACK FROM THE ROAD

SOUGHT-AFTER LOCAL PRIMARY, SECONDARY SCHOOLS AND GRAMMAR SCHOOLS

OPEN PLAN LIVING, DINING, KITCHEN SPACE LEADING TO SECURE GARDEN

DOWNSTAIRS W.C.

PORCH AND SPACIOUS ENTRANCE HALL

GARDEN WRAPS AROUND THE WHOLE PROPERTY

CONTEMPORARY BATHROOM WITH L-SHAPED BATH/SHOWER

CONVENIENT FOR MOORDOWN HIGH STREET, and TRANSPORT LINKS



Council Tax Band D

Offers In Excess Of £475,000

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