36 Gorsecliff Road, ENSBURY PARK, Dorset BH10 4HB















The Property Ombudsman SALES





DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





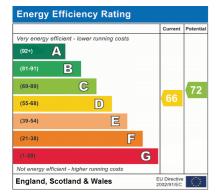




THE PROPERTY

An extremely well presented three bedroom detached character property with an impressive southerly aspect rear garden and double gated side access. This lovely home features a welcoming living room with an attractive fireplace, a dining area with feature flooring and French doors to the garden, a well fitted kitchen with contrasting work surfaces, three bedrooms - two of which feature bay windows, alongside a family bathroom. A standout highlight of this home is the potential for further enhancement, with our client having progressed planning with BCP for a bespoke garden building to the rear together with new rear vehicular access (CGI's attached for both) therefore presenting an exciting opportunity for those seeking additional space for a home gym, hobby studio, or dedicated home office.

The property occupies a super position in the highly popular area of Ensbury Park, ideally situated to take advantage of all the area has to offer. The location is well served with schools catering for children of differing ages and the property is also within comfortable reach of Redhill Park. Also close to hand is the Castle Point shopping centre and Ringwood Road retail park, and the larger town centres of Bournemouth and Poole are both within reach. With leisure in mind, there are miles upon miles of golden sandy beaches with promenade stretching from the famous Sandbanks to Southbourne and beyond in the other direction.



MATERIAL INFORMATION

Agents Note - Proposed Garden Room and Rear Vehicular Access, CGI's shown for reference

Garden Room - Certificate of Lawful Proposed Use Or Development (document on file)

Rear Vehicular Access - Grant of Planning Permission (document on file)

Tenure - Freehold

Parking - Off Road Parking

Utilities - Mains Electricity, Gas & Water

Drainage - Mains Drainage

Broadband & Mobile Signal - Refer to Ofcom website

Council Tax - Band D EPC Rating - D

NO FORWARD CHAIN

KEY FEATURES

WELL PRESENTED CHARACTER HOME

LARGE SOUTHERLY ASPECT REAR GARDEN

GATED SIDE ACCESS

THREE BEDROOMS

FITTED KITCHEN

OFF ROAD PARKING TO THE FRONT

GREAT LOCATION

GARDEN ROOM AND REAR VEHICULAR

ACCESS - PLANNING GRANTED (CGI'S

ATTACHED) **TENURE - FREEHOLD**

