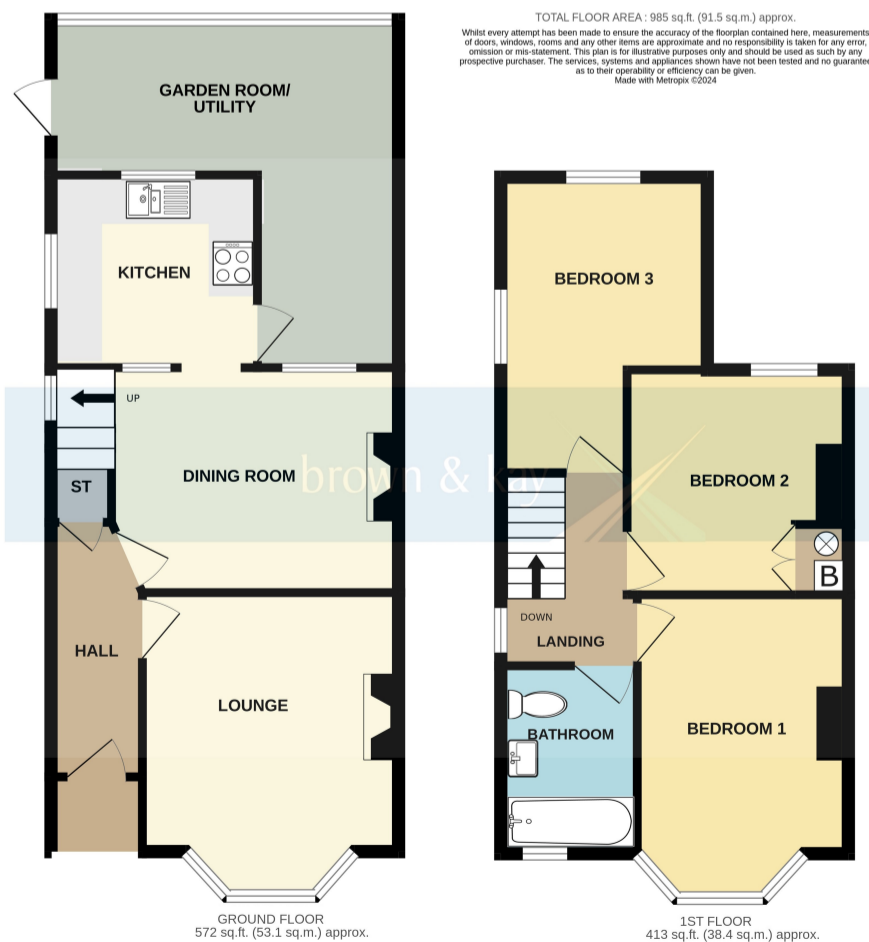




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



91 Sheringham Road, BRANKSOME, Dorset BH12 1NT

£375,000

The Property

Brown and Kay are pleased to market this three bedroom semi detached home located in the extremely popular area of Branksome. The property itself offers potential to further improve and currently offers a lounge and separate dining room, kitchen with utility/sun room off, three double bedrooms and wet room. A particular benefit of this home is the more than generous garden to the rear and off road parking to the front.

Branksome is a very popular area with local amenities to include Tesco store, John Lewis home store and Branksome rail station all located within close proximity. The stylish village of Westbourne which has a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close by as is the more comprehensive town centre of Bournemouth which offers a mixture of leisure and shopping pursuits. Glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also within comfortable reach.

ENTRANCE HALL

LOUNGE

13' 2" x 11' 4" (4.01m x 3.45m) UPVC double glazed bay window to the front aspect, radiator.

DINING ROOM

12' 10" x 9' 11" (3.91m x 3.02m) UPVC double glazed window, radiator, stairs to the first floor, archway through to the kitchen.

KITCHEN

9' 9" x 8' 0" (2.97m x 2.44m) Rear and side aspect UPVC double glazed windows, fitted with a range of wall and base units with work surfaces over, space for fridge, built-in four point gas hob and built-in electric oven, door to sun room/utility room.

SUN/UTILITY ROOM

15' 5" x 12' 0" (4.70m x 3.66m) reducing to 6'5. Door to the garden, space for free standing fridge/freezer, space and plumbing for washing machine, space for tumble dryer.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

13' 9" x 9' 5" (4.19m x 2.87m) Front aspect UPVC double glazed bay window, radiator.

BEDROOM TWO

11' 11" x 9' 1" (3.63m x 2.77m) UPVC double glazed window to the rear aspect, radiator.

BEDROOM THREE

10' 0" x 8' 9" (3.05m x 2.67m) UPVC double glazed window to the rear aspect, radiator.

WET ROOM

Shower, wash hand basin and low level w.c. Front aspect UPVC double glazed frosted window.

FRONT OF PROPERTY

Driveway to the front with the remainder laid for ease of maintenance.

REAR GARDEN

The home benefits from a more than generous garden with areas of patio and lawn.

COUNCIL TAX - BAND C