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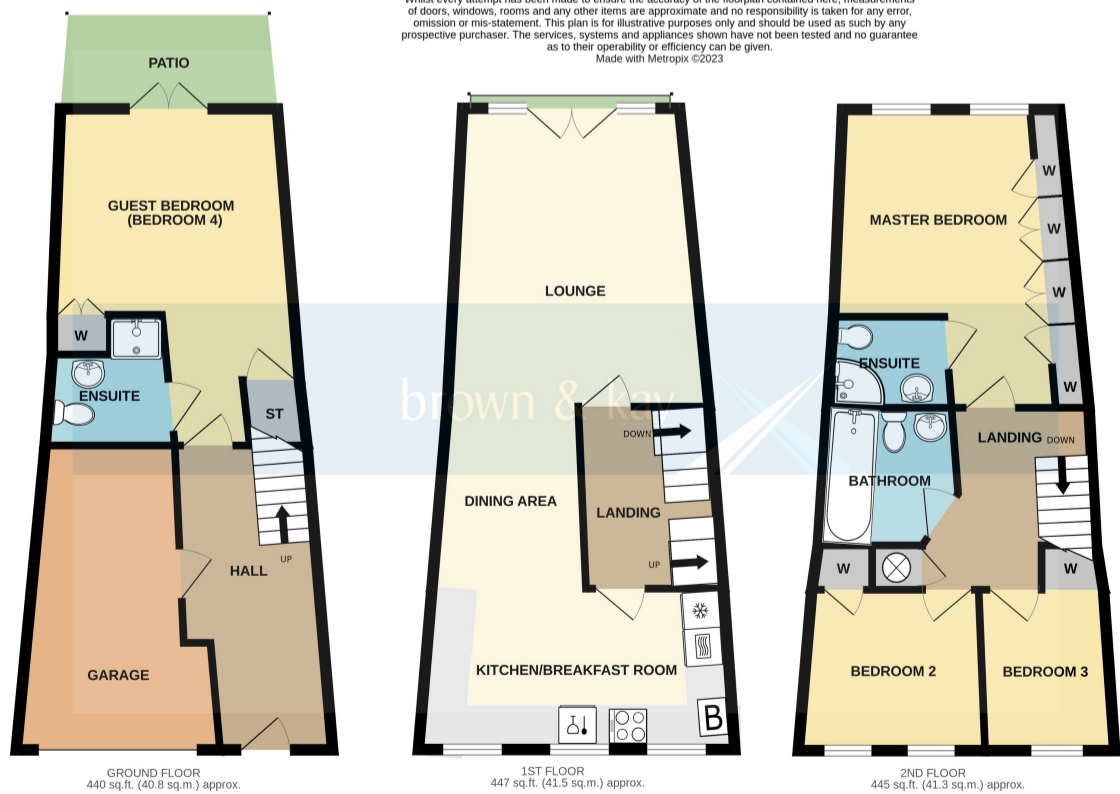
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auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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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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## 13 The Cedars 22 Branksome Wood Road, BOURNEMOUTH BH4 9JX

Offers in Excess of £480,000

### The Property

Brown and Kay are delighted to market for sale this beautifully presented town house situated on this small development with direct access to Bournemouth Gardens. The generous accommodation is arranged over three floors with many benefits to include a ground floor bedroom with en-suite shower room and access to patio area, open plan living/kitchen/dining with fully integrated kitchen, three second floor bedrooms with the master having an en-suite, and family bathroom. Additionally, there is a driveway and integral garage to the front with patio area to the rear which enjoys a pleasant outlook over the well tended communal grounds. This home would make a wonderful holiday home or main residence alike and is offered with no forward chain making this a must see property!

Occupying a super position backing directly onto Bournemouth Gardens where you can take a leisurely stroll to Bournemouth town centre with its comprehensive range of shopping and leisure pursuits, and award winning sandy beaches beyond. The vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops is also close to hand together with the usual high street names such as Marks and Spencer food hall.

### ENTRANCE HALL

Generous hallway with stairs to the first floor landing, understairs storage cupboard, feature wood flooring.

### BEDROOM TWO

12' 6" x 10' 8" (3.81m x 3.25m) Fitted wardrobes with doors to patio.

### EN-SUITE SHOWER ROOM

Suite comprising low level w.c., wash hand basin and shower cubicle.

### FIRST FLOOR LANDING

### OPLEN PLAN LIVING/KITCHEN/DINING AREA

32' 7" x 15' 11" (9.93m x 4.85m) Feature wood flooring, double opening doors to Juliet balcony. The kitchen/dining area is well appointed and fitted with an extensive range of high gloss wall and base units, complimentary work surfaces, integrated AEG fridge/freezer, AEG double oven with extractor and hob, AEG dishwasher, space for a good size table and chairs.

### SECOND FLOOR LANDING

Access to loft space.

### MASTER BEDROOM

13' 8" x 10' 1" (4.17m x 3.07m) Full width wardrobes, rear aspect windows.

### EN-SUITE SHOWER ROOM

Suite comprising low level w.c, shower cubicle, and wash hand basin, towel rail.

### BEDROOM THREE

9' 5" x 8' 4" (2.87m x 2.54m) Fitted wardrobe, two front aspect windows.

### BEDROOM FOUR

9' 5" x 6' 7" (2.87m x 2.01m) Fitted wardrobe, front aspect window.

### BATHROOM

Suite comprising panelled bath with mixer tap, wash hand basin and low level w.c. Towel rail.

### FRONT OF PROPERTY

Driveway to the front of the property which leads to the garage, the remainder is laid to lawn with planting.

### GARAGE

Light and power connected with utility area.

### REAR PATIO

With a pleasant outlook over the communal grounds, gate giving direct access to Bournemouth Gardens.

### COMMUNAL CHARGE

The annual charge is £968.00

### COUNCIL TAX - BAND E