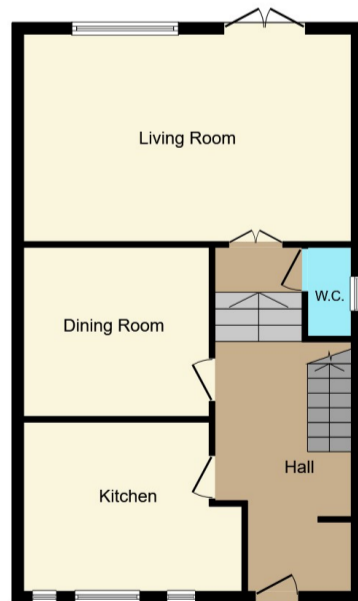
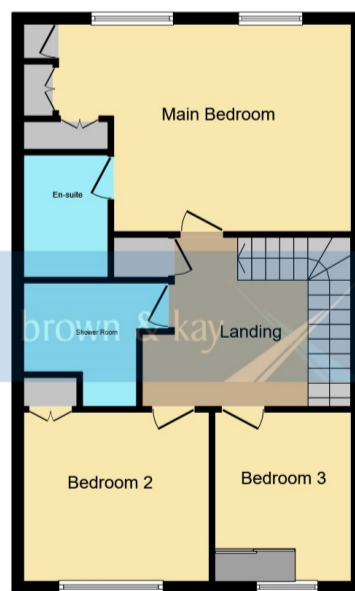




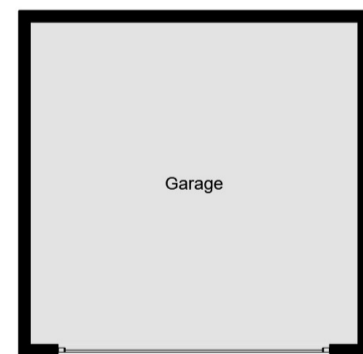
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor



First Floor



Garage

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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



32, Cerne Abbas, 46 The Avenue, Branksome Park, Dorset BH13 6HF

£725,000

The Property

Occupying a sought after position within this exclusive development of Georgian style town houses in the highly sought after area of Branksome Park. This well presented home affords generous and well arranged accommodation with many features to include a well fitted kitchen, delightful lounge with open plan gallery style dining area overlooking, cloakroom, three bedrooms - one with en-suite, and family bathroom. Additionally, there is a 20' Garage with store room and utility room adjacent and a private patio to the rear. Offered with no forward chain this is an opportunity not to be missed.

Cerne Abbas is located in the desirable area of Branksome Park with glorious sandy beaches located within a short distance away. The bustling village of Westbourne is also close to hand and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COVERED ENTRANCE PORCH

Stairs with hand railing leads to property front door.

ENTRANCE HALL

Stairs lead to first floor landing, built in cloaks storage cupboard.

CLOAKROOM

Wash hand basin, WC

KITCHEN/BREAKFAST ROOM

13' 5"max x 10' 2" (4.09m x 3.10m) Front aspect window, excellent range of wall and base units, integrated appliances including hob & oven, space for washing machine/dishwasher, further wall and base units, return breakfast bar

LIVING ROOM

19' 8" x 12' 6" (5.99m x 3.81m) Rear aspect room which is light and airy. Double open doors onto private patio and overlooking communal grounds, fireplace

DINING ROOM

11' 1" x 10' 2" (3.38m x 3.10m) Feature galleried style dining room which overlooks the lounge to the rear

STAIRS TO FIRST FLOOR LANDING

Doors to following rooms

BEDROOM ONE

17' 7" x 12' 7" (5.36m x 3.84m) Rear aspect room with built in wardrobes, door to en-suite

EN-SUITE BATHROOM

Panelled bath with wall mounted mixer shower attachment, low level WC, wash basin inset in vanity unit, tiled walls

BEDROOM TWO

10' 10" x 10' 2" (3.30m x 3.10m) Front aspect with built in wardrobes

BEDROOM THREE

10' 2" x 8' 2" (3.10m x 2.49m) Front aspect

FAMILY SHOWER ROOM

Well appointed with oversize shower cubicle with wall mounted shower, wash basin, low level WC, heated towel rail, tiled walls and flooring

DOUBLE GARAGE

20' 4" x 19' 8" (6.20m x 5.99m) Excellent sized garage with space for storage/workshop or utility area

OUTSIDE

there is a private patio/terrace to the property this in turn leads onto the communal garden areas which are beautifully arranged with well stocked shrub and flower borders.

QUARTERLY SERVICE CHARGE

Service Charge - £375 payable per quarter to include buildings insurance, estate lighting, estate water for communal grounds, upkeep of communal grounds and tree work, general estate repairs and some external decoration.

AGENTS NOTE - LETS & PETS

The property cannot be let for periods less than three months and permission is required for any pets at the property.

COUNCIL TAX - BAND G