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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		



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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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2 The Woodrisings, 10 Branksome Wood Road, Bournemouth BH2 6DB

£495,000

The Property
Brown and Kay are pleased to market this well presented three double bedroom town house located within this exclusive development backing on to Bournemouth Gardens. The property is arranged over three floors, on the ground level there is a handy cloakroom, a fitted kitchen and a more than generous living/dining room featuring a wonderful southerly aspect terrace off with a conservatory, on the first floor are three bedrooms, an en-suite bathroom and shower room, and on the lower ground level is a useful store/office room and a garage with electric opening door.

Woodrisings occupies a lovely position backing on to Bournemouth Gardens and is extremely well positioned for all the area has to offer. Within walking distance is the vibrant town of Bournemouth which offers a wide and varied range of shopping and leisure pursuits as well as beautifully manicured gardens which lead directly onto the beach, promenade and pier. Explore in the other direction and you will find the more laid back village of Westbourne which has an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with transport links to include Bouremouth rail station with links to London Waterloo and bus services which operate to surrounding areas.

- ENTRANCE HALL**
Doors to all primary rooms
- LIVING ROOM**
19' 10" x 19' 8" (6.05m x 5.99m) Double glazed windows to rear aspect, feature fireplace and surround, door to conservatory.
- KITCHEN**
11' 4" x 9' 0" (3.45m x 2.74m) Double glazed window to front aspect, mix of base and wall units with complementary work surfaces over, a range of integrated appliances to include eye level oven and microwave, electric hob with extractor over and fridge/freezer.
- CONSERVATORY**
10' 11" x 8' 8" (3.33m x 2.64m) UPVC conservatory with tiled flooring and electric points, door to terrace.
- TERRACE**
Overlooking Bournemouth Gardens, stairs down to basement level.
- WC**
Double glazed window to front aspect, vanity sink unit, w.c.
- BEDROOM ONE**
16' 1" x 9' 8" (4.90m x 2.95m) Double glazed window to rear aspect, built in wardrobes, door to en-suite.
- EN-SUITE**
Wash hand basin, w.c, bath with mixer taps.
- BEDROOM TWO**
13' 10" x 9' 8" (4.22m x 2.95m) Double glazed windows to rear aspect, built in wardrobes.

- BEDROOM THREE**
9' 6" x 8' 10" (2.90m x 2.69m) Double glazed window to front aspect, built in wardrobes.
- SHOWER ROOM**
Double glazed windows to front aspect, w.c, wash hand basin, shower cubicle with mains fed shower.
- BASEMENT STORE ROOM**
10' 2" x 9' 6" (3.10m x 2.90m) Built in storage cupboards.
- GARAGE**
19' 8" x 9' 6" (5.99m x 2.90m) Up and over electric door, power and lighting.
- MATERIAL INFORMATION**
Tenure - Freehold
Maintenance - £1200 per annum.
Management Agent - TBC
Parking - Garage
Utilities - Mains Electricity, Water and Gas
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - E
EPC Rating - D
- AGENTS NOTE - DISPUTE**
We have been advised that the current owners are in dispute with the freeholder of the grounds regarding grounds maintenance and relevant payment. Please contact us for more information.