



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>		
(55-68)	<b>D</b>	61	
(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	



Floor Plan

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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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



## 9 Scarf Road, Poole, Dorset BH17 8QG

Offers in Excess of £350,000

### The Property

A beautifully presented detached bungalow which offers bright and well presented accommodation throughout. The home has been subject to many upgrades by the current owners and benefits from a generous front aspect lounge/dining room, well appointed kitchen with gloss finished units, three good size bedrooms and modern bathroom. Outside, there is parking to the front along with a garage and a pleasant garden to the rear.

Canford Heath is a highly favoured location popular for families and retired buyers alike with the area being well served with local amenities including a supermarket and schools catering for different ages. Broadstone is close by and there you will find a Marks and Spencer food hall as well as a mix of restaurants and cafe bars. The famous Sandbanks with its miles of golden sandy beaches and promenade is also accessible as is Poole Quay with its pretty waterfront and laid back ambience.

### ENTRANCE HALL

Door to lounge, storage cupboards.

### LOUNGE/DINING ROOM

14' 11" x 14' 1" (4.55m x 4.29m) Front aspect UPVC double glazed window, radiator, opening to kitchen.

### KITCHEN

10' 9" x 10' 6" (3.28m x 3.20m) Modern fitted kitchen equipped with a range of gloss finish wall and base units with bamboo work tops over, rear aspect window, side door, space for washing machine, dishwasher and fridge/freezer, built-in oven and hob with canopy over.

### BEDROOM ONE

14' 1" x 8' 7" (4.29m x 2.62m) Rear aspect UPVC double glazed window, radiator.

### BEDROOM TWO

11' 1" x 7' 0" (3.38m x 2.13m) Rear aspect UPVC double glazed window, radiator.

### BEDROOM THREE

8' 9" x 8' 1" (2.67m x 2.46m) Rear aspect UPVC double glazed window, radiator.

### FAMILY BATHROOM

Modern suite comprising panelled bath with glass shower screen and wall mounted 'raindrop' shower, wash hand basin and low level w.c. UPVC double glazed frosted window, chrome towel rail.

### FRONT OF PROPERTY

Driveway to the front of the property which provides off road parking for one vehicle.. The remainder of the front is arranged in sections with decorative stone and planting, lawn and shrubs.

### GARAGE

Metal up and over door, power and light.

### REAR GARDEN

The rear garden is predominately laid to lawn with paving area to the rear, perfect for entertaining, shaped borders interspersed with a mix of plants and flowers.

### COUNCIL TAX - BAND C