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residential sales

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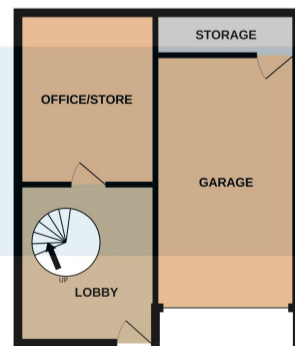
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auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(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	

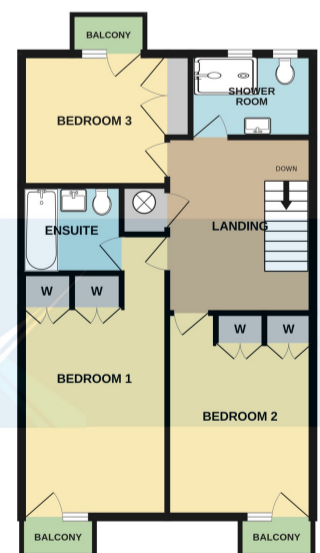
TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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LOWER GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



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

£575,000

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, 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 Bournemouth rail station with links to London Waterloo and bus services which operate to surrounding areas.

ENTRANCE HALL

Stairs to the first floor, storage cupboard.

CLOAKROOM

Low level w.c. and wash hand basin.

L SHAPED LIVING/DINING ROOM

19' 11" x 19' 8" (6.07m x 5.99m) A more than generous living space enjoying a lovely aspect with UPVC double glazed doors to the terrace, rear aspect UPVC double glazed windows, radiators, feature fireplace with surround, door to the kitchen.

SOUTHERLY FACING TERRACE

19' 8" x 13' 5" (5.99m x 4.09m) A particular feature of the home is the delightful southerly facing terrace with a lovely outlook, spiral staircase to the lower ground floor.

KITCHEN

11' 4" x 8' 11" (3.45m x 2.72m) UPVC double glazed window to the front aspect, well fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine, built-in electric hob, built-in oven and grill, space for tall standing fridge/freezer.

FIRST FLOOR LANDING

Airing cupboard, loft hatch.

BEDROOM ONE

13' 10" x 9' 7" (4.22m x 2.92m) UPVC double glazed door to Juliet Balcony, built-in wardrobes, radiator, door to en-suite.

EN-SUITE BATHROOM

Suite comprising panelled bath, wash hand basin and low level w.c. Heated chrome towel rail.

BEDROOM TWO

11' 10" x 9' 0" (3.61m x 2.74m) UPVC double glazed door to Juliet balcony, radiator, built-in wardrobe.

BEDROOM THREE

9' 11" x 9' 6" (3.02m x 2.90m) UPVC double glazed front aspect UPVC double glazed door to Juliet balcony, built-in wardrobe, radiator.

SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin with storage below.

GROUND FLOOR OFFICE/STORE

10' 1" x 9' 8" (3.07m x 2.95m) Power and light.

GARAGE

16' 6" x 9' 6" (5.03m x 2.90m) Electric door, power and light.

COMMUNAL GROUNDS

The Woodrisings occupies a wonderful position backing on to Bournemouth Gardens, there are communal areas of lawn with an abundance of planting.

SERVICE CHARGE

A charge of £1,200 per annum is payable and includes the maintenance of the grounds.

COUNCIL TAX - BAND E