



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(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	



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7 Bourne Banks 20 Branksome Wood Road, Bournemouth BH4 9JX

£625,000

The Property

Nestled amidst the serene backdrop of Bournemouth Gardens, this stunning south facing townhouse offers a harmonious blend of contemporary elegance and convenient urban living. Boasting a sleek kitchen/diner, sunny aspect balcony and en-suites to all bedrooms, this property is designed to cater to a modern lifestyle. Additional features include a ground floor bedroom/sun room with adjoining shower room, on the first floor is a beautifully appointed kitchen/diner, lounge with balcony off, and a separate w.c., and on the second floor are two further bedrooms, both served with en-suites for added comfort and convenience. Furthermore, there is a pleasant sized garden to the rear with private gated access to Bournemouth Gardens via the communal rear gardens/maintenance access, together with a garage and parking to the front. This townhouse offers the perfect combination of tranquility and urban convenience, and with no forward chain would make a wonderful main home or holiday home alike.

Embrace a vibrant lifestyle with Bournemouth town centre a stones throw away, easily accessed on foot via meandering pathways through the Gardens or a short drive. Trendy Westbourne with its laid back vibe and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also within comfortable reach as are miles upon miles of promenade and sandy shores, perfect for a paddle boarding session or refreshing dip.

ENTRANCE HALL

Composite frosted door to the entrance hall with stairs to the first floor landing, radiators, built-in wardrobe/storage cupboard.

BEDROOM THREE/SUN ROOM

15' 10" x 13' 7" (4.83m x 4.14m) Rear aspect UPVC double glazed sliding door to the rear garden, radiators, Porcelain tiled floor.

SHOWER ROOM

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

FIRST FLOOR LANDING

Stairs to the second floor with doors through to the following.

LOUNGE

15' 9" x 13' 7" (4.80m x 4.14m) Rear aspect UPVC double glazed door to the balcony, feature fireplace, radiators, Porcelain tiled floor.

BALCONY

A particular feature of the home is the sunny aspect balcony which enjoys a sylvan outlook with views over Bournemouth Lower Gardens.

KITCHEN/DINER

13' 7" x 13' 7" (4.14m x 4.14m) Beautifully appointed with a contemporary range of wall and base units with complimentary work surfaces over, inset hob and built-in oven, integrated appliances, feature island unit with contrasting quartz work surface with recess for barstool seating, stylish chrome radiator, Porcelain tiled floor flowing through from lounge and landing.

SEPARATE W.C.

Low level w.c. and wash hand basin, radiator.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM ONE

13' 6" x 12' 7" (4.11m x 3.84m) Rear aspect UPVC double glazed window with pleasant outlook over the Gardens, radiator, fitted wardrobes.

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

13' 6" x 10' 10" (4.11m x 3.30m) Front aspect UPVC double glazed window, radiator, fitted wardrobes.

EN-SUITE BATHROOM

Suite comprising panelled bath with shower and glass screen, wash hand basin and w.c. Radiator.

APPROACH

The development is approached via block paved driveway.

GARAGE & PARKING

Integral garage with generous sized off road parking space in front, plus visitor parking.

REAR GARDEN

Arranged with ease of maintenance in mind, small area of artificial grass with surrounding patio paving and borders, gated access gives way to a private pathway which takes you directly in to Bournemouth Lower Gardens via the communal rear gardens/maintenance access.

TENURE - FREEHOLD

Service Charge - £1,200.00 per annum to include maintenance of the communal gardens and spaces, annual spring-clean of facades, windows, balcony glazing, and periodic re-painting of facades and garage doors.

AGENTS NOTE - SOLAR PANELS

The property benefits from having solar panels.

COUNCIL TAX - BAND E