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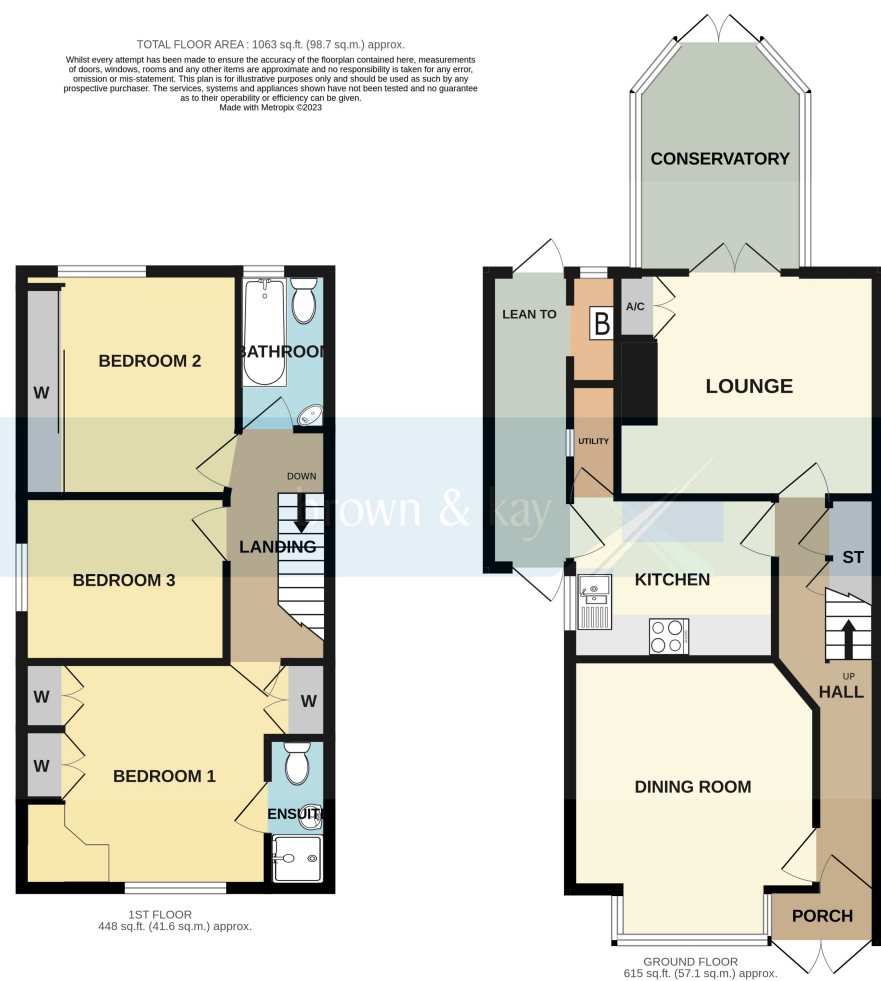
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 81        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 67                      |           |
| (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 |           |

TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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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**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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## 27 Wroxham Road, BRANKSOME, Dorset BH12 1NJ

£340,000

### The Property

Brown and Kay are delighted to market this well presented three bedroom semi detached home located in the highly popular area of Branksome. Offered with no forward chain, the home offers generous accommodation and in brief has a dining room with a front aspect, lounge which opens on to a lovely conservatory, fitted kitchen, three bedrooms and a bathroom. A particular feature of the home is the beautifully tended rear garden and there is also parking to the front of the property.

Branksome is a popular area, ideal for families with the local Bishop Aldhelm's C.E. Primary School within close proximity. Regular bus services which operate to surrounding areas are within walking distance and there is also the local Branksome train station with links to London Waterloo. Coy Pond with its duck pond and lovely picnic areas is nearby as are Bournemouth Gardens where you can take a leisurely stroll directly to Bournemouth town centre, with its wide and varied range of shopping and leisure facilities, and award winning beaches beyond. Nearby Westbourne offers a more laid back ambience and has a range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Miles upon miles of golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also accessible.

### ENTRANCE PORCH

Door through to the Entrance Hall.

### ENTRANCE HALL

Radiator, understairs storage cupboard.

### DINING ROOM

13' 4" x 12' 1" (4.06m x 3.68m) Double glazed bay window to the front aspect, radiator, picture rail.

### LOUNGE

12' 5" x 10' 9" (3.78m x 3.28m) Radiator, fireplace, opening through to the conservatory, double opening cupboard.

### CONSERVATORY

10' 5" x 8' 2" (3.17m x 2.49m) A lovely addition to the property with double glazed side and rear windows, double opening doors to the garden, radiator.

### KITCHEN

10' 0" x 7' 7" (3.05m x 2.31m) Range of wall and base units with work surfaces over, inset gas hob with matching oven under, space for fridge/freezer, double glazed window to the side aspect, door to side lean to.

### LEAN TO

15' 4" x 4' 0" (4.67m x 1.22m) Door to the front, and double glazed door to the rear garden, recessed area with space and plumbing for washing machine and tumble dryer, wall mounted Glow-worm boiler.

### FIRST FLOOR LANDING

With doors through to the following:-

### BEDROOM ONE

12' 0" excluding recess x 10' 9" (3.66m x 3.28m) Double glazed window to the front aspect, range of built-in wardrobes with hanging and shelving space, adjacent vanity unit with drawer space under, further double wardrobe, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with wall mounted shower, low level w.c. and pedestal hand basin. Tiled walls and floor.

### BEDROOM TWO

10' 8" x 8' 2" (3.25m x 2.49m) Double glazed window to the rear aspect, full width built-in wardrobes with hanging space, radiator.

### BEDROOM THREE

10' 2" x 7' 7" (3.10m x 2.31m) Double glazed window to the side aspect, radiator.

### BATHROOM

Suite comprising panelled bath with wall mounted shower, low level w.c. and wash hand basin. Double glazed window to the rear aspect, radiator, tiled walls and access to loft space.

### FRONT OF PROPERTY / PARKING

Off road parking to the front of the property.

### REAR GARDEN

A particular feature of the home is the beautifully tended rear garden which enjoys a good degree of privacy, areas of lawn and an abundance of mature shrubs, flowers and established planting surround.

### COUNCIL TAX - BAND C