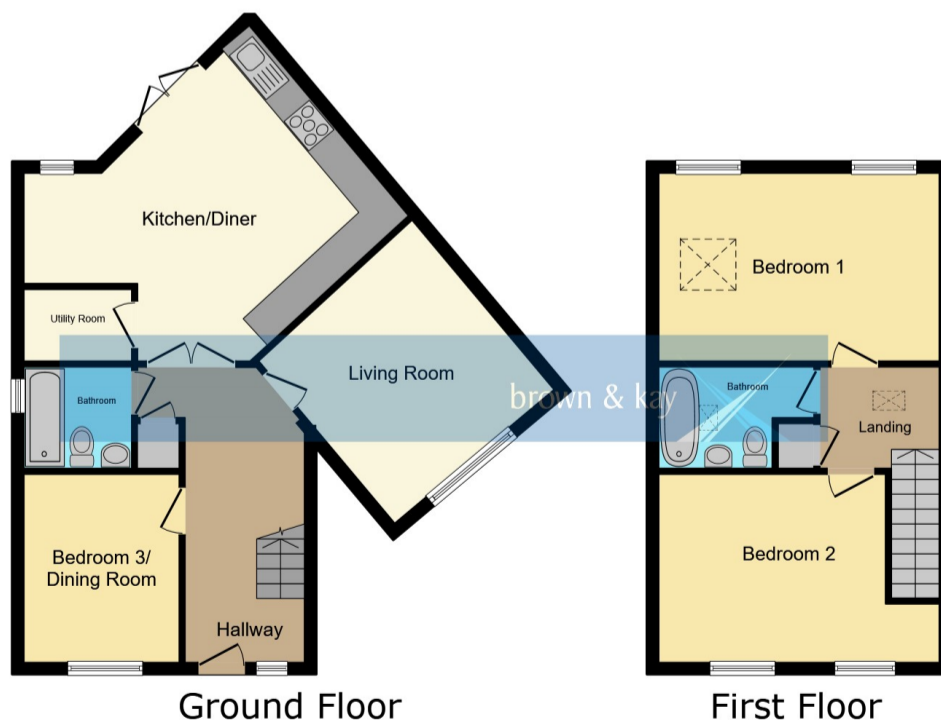




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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



## 35 St Marks Road, Bournemouth, Dorset BH11 8SZ

£375,000

### The Property

Brown and Kay are pleased to market this detached home located in a popular residential area. This versatile and spacious detached house offers the perfect blend of modern living with the flexibility to adapt to your family's changing needs. Whether you need a home office, guest room, or additional bedrooms, this property can accommodate your requirements. The well-fitted kitchen and stylish bathroom adds to the appeal, making this house a comfortable and practical choice for your next home. In brief, the home affords a lounge, dining room/bedroom three together with a useful ground floor bathroom, a beautifully fitted kitchen with integrated appliances, utility room, and on the first floor is a stylish bathroom plus two large bedrooms, one of which could be reconfigured into two separate rooms (a double and a single). Additionally, there is ample parking to the front and a generous garden to the rear.

The property is situated in a popular residential area ideal for families with schools catering for children of differing ages located in the area. Nearby amenities are within reach as are Redhill Recreation Park, Slades Farm Recreational and Castlepoint Shopping Centre, with its array of retail stores, supermarkets and restaurants. The larger town centre of Bournemouth with its wide and varied range of shopping and leisure pursuits, together with glorious sandy beaches, is also within driving distance.

### SPACIOUS ENTRANCE HALL

Radiator, understairs storage cupboard, further storage cupboard.

### LOUNGE

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to the front, radiator.

### DINING ROOM/BEDROOM THREE

10' 4" max x 8' 11" (3.15m x 2.72m) Double glazed window to the front aspect, radiator.

### KITCHEN/BREAKFAST ROOM

17' 3" max into dining nook x 13' 4" (5.26m x 4.06m) Attractive range of wall and base units with complimentary work surfaces and back panel, five ring gas hob with wall mounted filter, unit housing double oven, adjacent unit with cupboard and microwave, integrated dishwasher, space for 'American' style fridge/freezer, island unit, tiled flooring, space for table and chairs, double glazed door to the rear garden, radiator.

### UTILITY ROOM

6' 0" x 4' 0" (1.83m x 1.22m) Work surface, space and plumbing for washing machine and tumble dryer.

### GROUND FLOOR BATHROOM

5' 11" x 5' 7" (1.80m x 1.70m) Tiled bath with shower screen and wall mounted shower, wash hand basin and low level w.c. Heated towel rail, tiled floor and walls, double glazed window to the side.

### FIRST FLOOR LANDING

Double glazed velux style window, access to loft space, cupboard housing combination boiler

### BEDROOM ONE

16' 0" x 11' 3" (4.88m x 3.43m) NB:- This room could be configured as two bedrooms, a double and a single. Two double glazed windows to the rear, radiator.

### BEDROOM TWO

16' 0" x 11' 3" (4.88m x 3.43m) Two double glazed front aspect windows, radiator.

### BATHROOM

8' 3" x 6' 2" (2.51m x 1.88m) A stylish bathroom, double ended bath with side tap and shower attachment with feature tiled backdrop, wash hand basin inset in vanity unit, low level w.c. Heated towel rail, tiled walls, double glazed velux style window.

### DRIVEWAY

Driveway to the front of the property provides off road parking.

### REAR GARDEN

Paved patio which leads to a level garden area with raised sleeper edge/borders, gate leads through to further good size garden area with timber shed, fenced surround.

### COUNCIL TAX - BAND C