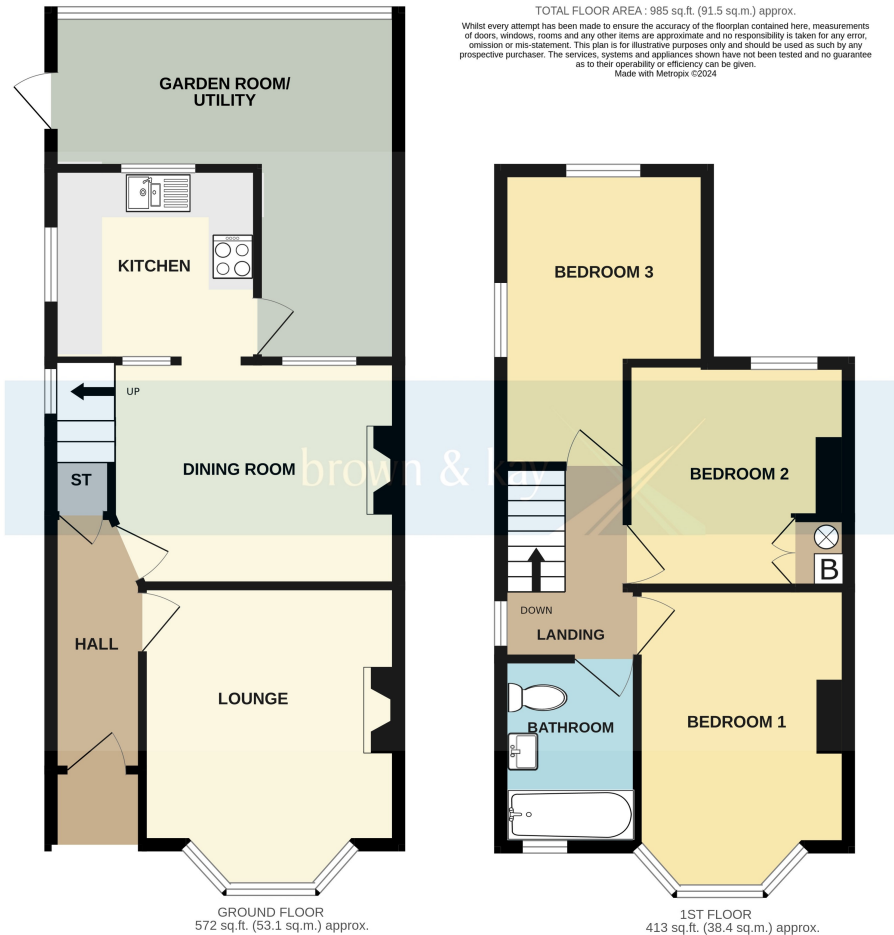




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

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



91 Sheringham Road, BRANKSOME, Dorset BH12 1NT

Guide Price £299,950

The Property

This three-bedroom semi-detached home with a generous garden to the rear is located in a popular and well-established residential area close to Coy Pond and Westbourne. Whilst the property is in need of FULL MODERNISATION, it offers an opportunity for an incoming buyer to put their own stamp on it.

Branksome is a very popular area with local amenities to include Tesco store, John Lewis home store and Branksome rail station all located within close proximity. The stylish village of Westbourne which has a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close by as is the more comprehensive town centre of Bournemouth which offers a mixture of leisure and shopping pursuits. Glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also within comfortable reach.

ENTRANCE HALL

LOUNGE
13' 2" x 11' 4" (4.01m x 3.45m) UPVC double glazed bay window to the front aspect, radiator.

DINING ROOM
12' 10" x 9' 11" (3.91m x 3.02m) UPVC double glazed window, radiator, stairs to the first floor, archway through to the kitchen.

KITCHEN
9' 9" x 8' 0" (2.97m x 2.44m) Rear and side aspect UPVC double glazed windows, fitted with a range of wall and base units with work surfaces over, space for fridge, built-in four point gas hob and built-in electric oven, door to sun room/utility room.

SUN/UTILITY ROOM
15' 5" x 12' 0" (4.70m x 3.66m) reducing to 6'5. Door to the garden, space for free standing fridge/freezer, space and plumbing for washing machine, space for tumble dryer.

FIRST FLOOR LANDING
Doors to the following rooms.

BEDROOM ONE
13' 9" x 9' 5" (4.19m x 2.87m) Front aspect UPVC double glazed bay window, radiator.

BEDROOM TWO
11' 11" x 9' 1" (3.63m x 2.77m) UPVC double glazed window to the rear aspect, radiator.

BEDROOM THREE
10' 0" x 8' 9" (3.05m x 2.67m) UPVC double glazed window to the rear aspect, radiator.

WET ROOM
Shower, wash hand basin and low level w.c. Front aspect UPVC double glazed frosted window.

FRONT OF PROPERTY
Driveway to the front with the remainder laid for ease of maintenance.

REAR GARDEN
The home benefits from a more than generous garden with areas of patio and lawn.

MATERIAL INFORMATION
AGENTS NOTE - Full modernisation required
Tenure - Freehold
Parking - Driveway
Utilities - Mains Electric, Gas & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - C