



117 Winston Avenue, BRANKSOME, Dorset BH12 1PD

£295,000

brown & kay



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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THE PROPERTY

NO FORWARD CHAIN Brown and Kay are pleased to market this three bedroom semi detached property situated in the popular area of Branksome. The home, whilst in need of modernisation, benefits from a garage and offers a great opportunity for an incoming buyer to put their own stamp on it and create a lovely property.

Branksome is a highly favoured location moments from Talbot Heath Nature Reserve ideal for lovers of nature, wildlife and walking. For families, you will find Bishop Aldhelm's CE Primary School within walking distance as well as local shops located on the Alder Hills and more options along the Ashley Road as well as a nearby supermarket. With leisure in mind, golden sandy beaches are accessible with miles upon miles of sandy shores and promenade stretching from the famous Sandbanks all the way through Bournemouth and beyond in the other direction. For transport, you will find train stations at Branksome and Bournemouth as well as bus services operating to surrounding areas.

MATERIAL INFORMATION

Tenure - Freehold
 Parking - Garage
 Utilities - Mains Electricity, Water and Gas
 Drainage - Mains Drainage
 Boardband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band C
 EPC Rating - E

KEY FEATURES

- NO FORWARD CHAIN
- POPULAR LOCATION OF BRANKSOME
- MOMENTS FROM TALBOT HEATH NATURE RESERVE
- WALKING DISTANCE TO A PRIMARY SCHOOL
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- LOUNGE WITH ACCESS TO GARDEN
- GAS CENTRAL HEATING
- A MUST SEE HOME

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

