



117 Winston Avenue, BRANKSOME, Dorset BH12 1PD

£295,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR

The Property
Ombudsman
SALES

Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



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.

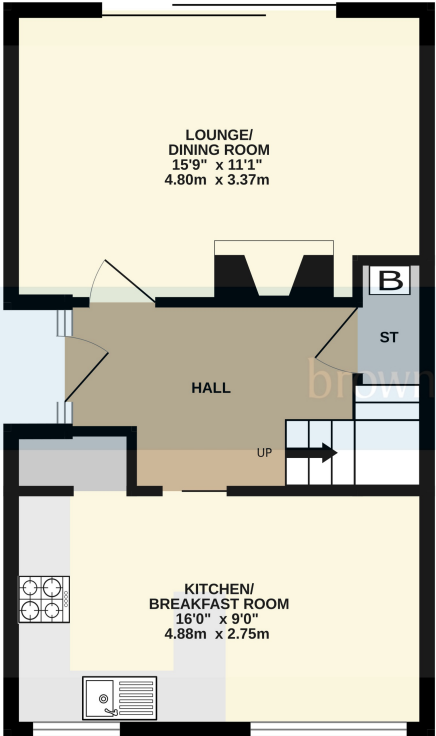
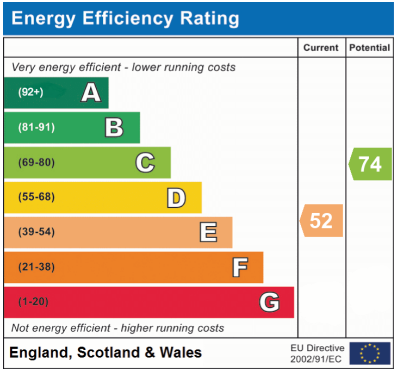
MATERIAL INFORMATION

- 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

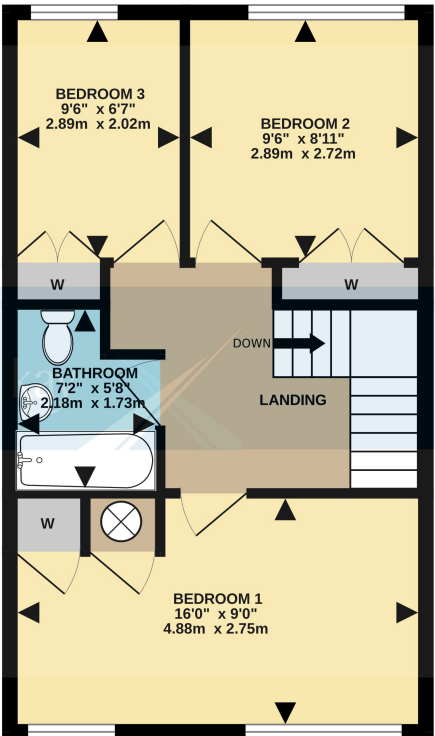
KEY FEATURES

- 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

TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.