



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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100 Sheringham Road, BRANKSOME, Dorset BH12 1NT

£415,000

The Property

Brown and Kay are pleased to market this three bedroom detached home located in the extremely popular area of Branksome. The property itself has been recently upgraded and decorated and currently offers a living room and separate dining room, modern kitchen with conservatory off, three bedrooms and shower room. A particular benefit of this home is the more than generous garden to the rear and off road parking to the front.

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.

DRIVEWAY

Tarmac driveway providing off road parking. Side access to rear.

Entrance Hall

LIVING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) Bay window to front aspect, opening into dining room.

DINING ROOM

12' 7" x 10' 9" (3.84m x 3.28m) Sliding doors out to conservatory.

KITCHEN

12' 10" x 6' 11" (3.91m x 2.11m) Mix of base and wall units with complementary wooden work surfaces, integrated oven, gas hob and extractor above. Space for fridge/freezer, space for dishwasher and washing machine. Double glazed window to side aspect and door to conservatory.

CONSERVATORY

16' 9" x 7' 10" (5.11m x 2.39m) Brick and UPVC construction, pleasant outlook over the rear garden.

BEDROOM ONE

14' 5" x 10' 10" (4.39m x 3.30m) Bay window to front aspect, full length fitted wardrobe.

BEDROOM TWO

12' 10" x 10' 10" (3.91m x 3.30m) Double glazed window to rear aspect, fitted wardrobe.

BEDROOM THREE

8' 2" x 6' 11" (2.49m x 2.11m) Double glazed window to front aspect.

SHOWER ROOM

Period style radiator, corner shower unit, vanity sink and w.c. Frosted double glazed window to rear aspect.

REAR GARDEN

A real feature of the property, the garden is a substantial size predominantly laid to lawn. Brick outbuilding with power.

COUNCIL TAX - BAND C