



STRATTON OAK ESTATES

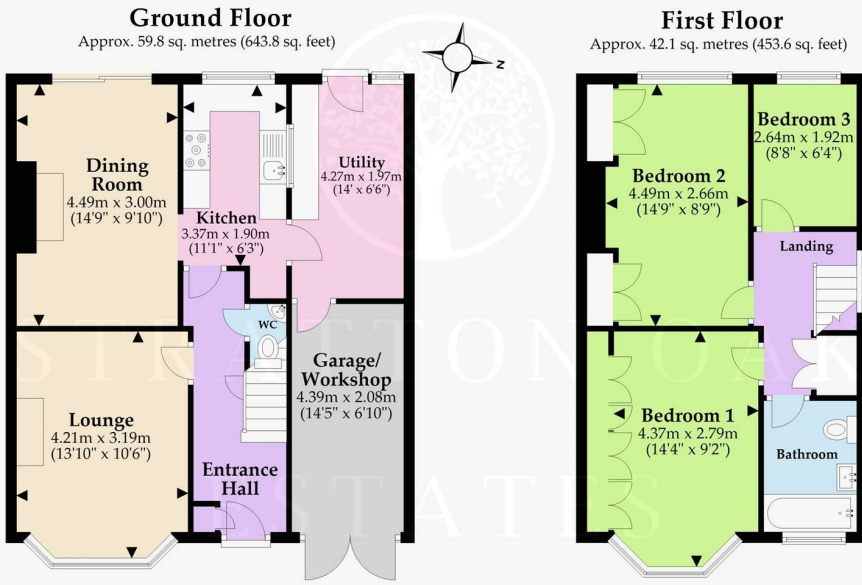


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76 Saxonbury Road, Bournemouth, BH6 5ND

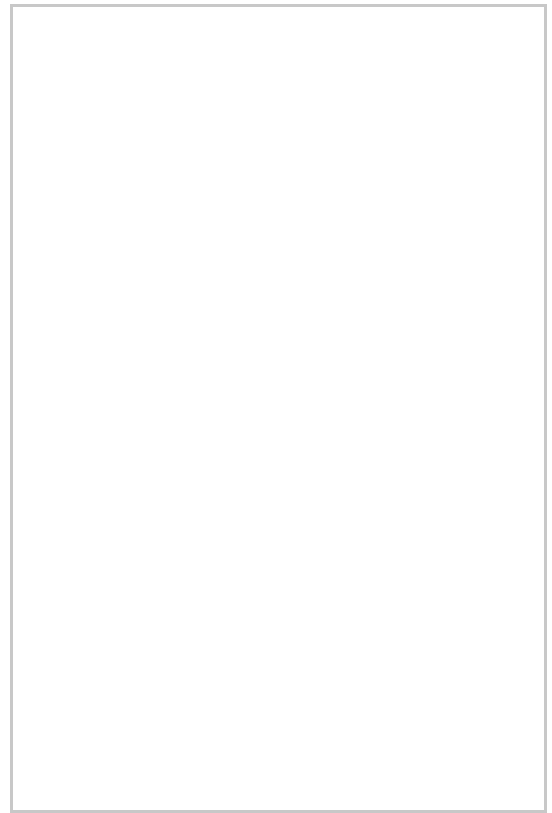
£350,000

FLOOR 1, THE CHOCOLATE BOX 8 - 10 CHRISTCHURCH ROAD, DORSET, BOURNEMOUTH, BH1 3NA
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- Galley style kitchen with dining room adjacent and views to the garden
- 2 Generous double bedrooms and a good sized single
- Low maintenance garden with Southerly aspect
- Ideally located close to Iford Recreation grounds and in the Heart of Tuckton
- Large lounge with big bay, high ceilings and original features
- Garage/Workshop with external and integral access, power and lighting
- Scope to remodel as desired.
- Traditional 1930s property with lots of character

This TRADITIONAL 1930's Semi is ideally located in the sought after area of TUCKTON. Just a stones throw away from Iford Recreation Fields and a short walk to Tuckton TEA GARDENS with its RIVER WALKS and easy access to Hengistbury Head and Christchurch Quay. Currently delivering 2 separate reception rooms, kitchen and 3 good sized bedrooms along with a maintenance free garden. The property also offers a lot of potential for modern application.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		66	80
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.