



STRATTON OAK ESTATES



 3  2  1  C

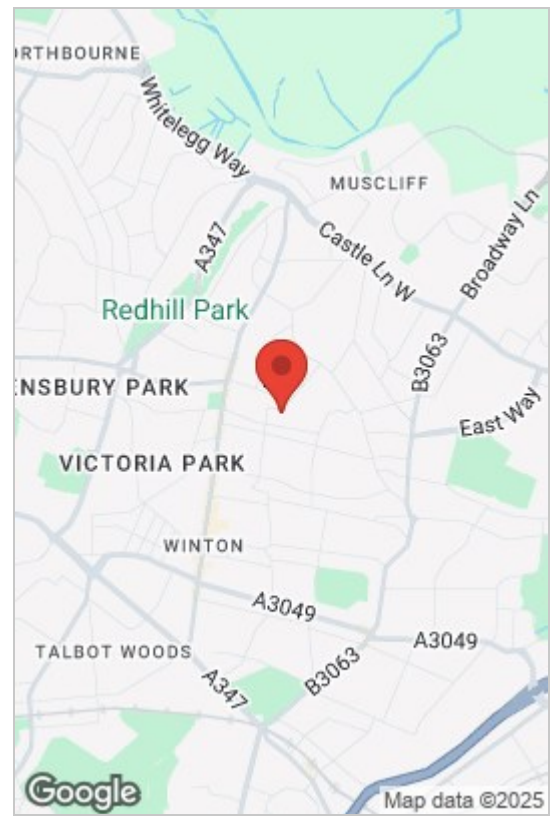
33b Evelyn Road, Bournemouth, BH9 1SX

£449,950

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)



- A Private and Tranquil setting on the site of a former apple orchard, built circa 2000.
- Spacious lounge with feature fireplace leading to a bright & spacious conservatory.
- Well-equipped kitchen/diner with ample storage, fitted electric oven, gas hob and a breakfast bar.
- Beautifully landscaped rear garden with mature shrubs, lawn and greenhouse for gardening enthusiasts.
- Ample off-road parking with a large driveway and detached single garage.
- Master bedroom with bay window and ensuite shower room; two additional double bedrooms with one currently used as a study.
- Family sized bathroom with modern suite and a double width walk in shower.
- Convenient access to transport links and local amenities, offering the perfect blend of rural charm and everyday convenience.

Located on a PEACEFUL PLOT once home to an apple orchard, this private three-bedroom bungalow offers spacious, versatile living with an GENEROUS GARDEN, detached garage and ample off-road parking. Built around 2000 and set back from the road, it provides an ideal opportunity for family life or a downsize without any compromise.

Energy Efficiency Rating	
Current	Potential
73	85
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.