



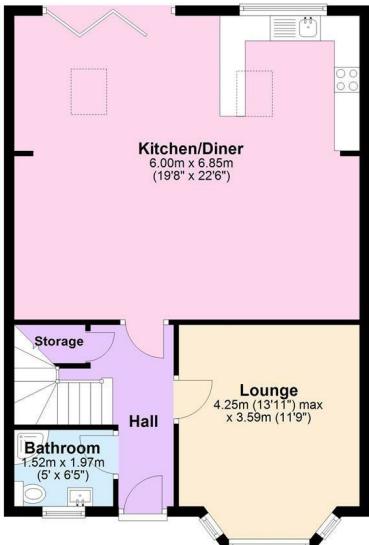
STRATTON OAK ESTATES



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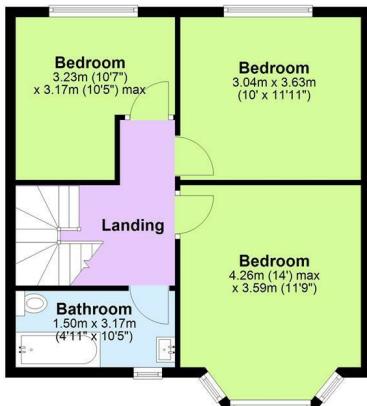
26 Queen Mary Avenue, Bournemouth, BH9 1TS  
Offers Over £500,000

**Ground Floor**  
Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 116.5 sq. metres (1253.8 sq. feet)

**First Floor**  
Approx. 48.4 sq. metres (520.9 sq. feet)



- Completely Refurbished Throughout: Finished to a high standard with modern interiors, a brand-new combi boiler, a true turn key property.
- Versatile 3/4 Bedroom Layout: Flexible ground-floor reception room that easily serves as a spacious fourth double bedroom or a separate lounge.
- Prime Moordown location Situated in a sought-after school catchment area, close to Winton High Street, Castlepoint, and excellent transport links.
- Stunning Open-Plan Living: A bright and expansive kitchen/diner/living hub featuring a contemporary kitchen
- High-quality bi-fold doors opening onto a private rear garden with a new patio and freshly laid turf.
- Includes a stylish family bathroom on the first floor and a convenient additional shower room on the ground floor.

This detached 3/4 bedroom house has RECENTLY UNDERGONE FULL REFURBISHMENT, offering modern and versatile accommodation throughout. The IMPRESSIVE OPEN-PLAN LIVING AREA creates a stylish 'Hub of the Home' opening onto the garden with patio and newly laid turf. The ground floor also offers a separate large reception which can be used as a bedroom complemented by the shower room opposite. Situated in a popular Moordown area, the property is conveniently close to local shops, schools for all ages, regular bus routes, and Bournemouth Town Centre.

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