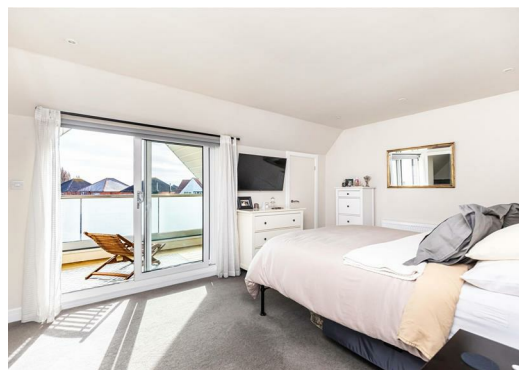




STRATTON OAK ESTATES

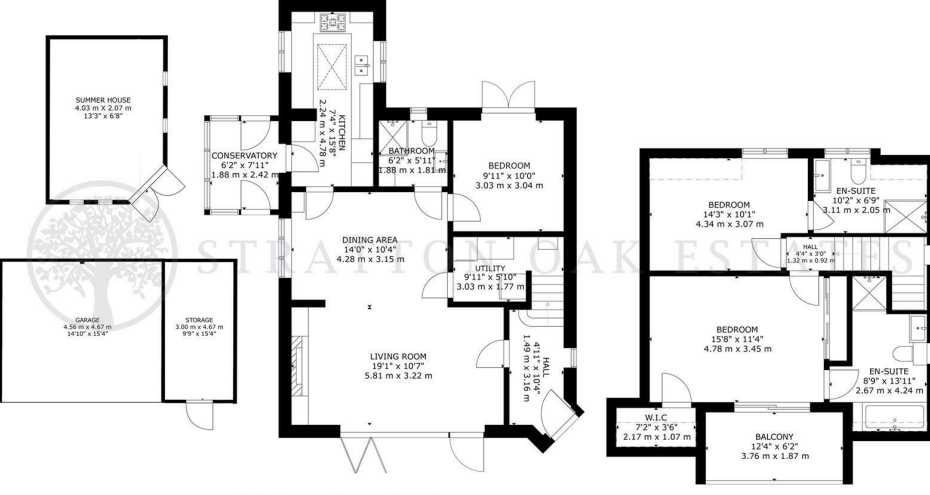


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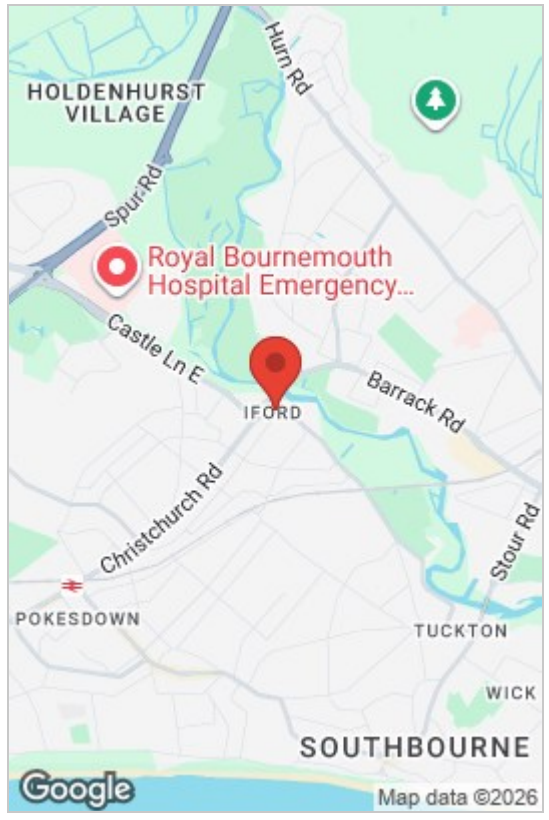
7 Water Lane, Bournemouth, BH6 5RF

Guide Price £635,000

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



GROSS INTERNAL AREA
 FLOOR 1: 790 sq.ft, 73m², FLOOR 2: 663sq.ft, 62m²
 EXCLUDED AREAS: GARAGE, STORAGE & SUMMER HOUSE
 TOTAL: 1453sq.ft, 135m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



- Spacious three double bedroom detached house in a highly sought-after location
- Double garage with secure parking for two vehicles and adjoining workshop space
- Open Plan Living/Dining Room With Bifold Doors To The Garden
- Move-in ready property with no forward chain
- Landscaped rear garden featuring lawn, patio, decking, and a summer house currently used as a bar
- Just moments from the scenic River Stour, ideal for riverside walks and water-based activities
- Modern fitted kitchen with integrated appliances and separate utility room
- Master bedroom with private balcony and river views



A BEAUTIFULLY presented, TURN-KEY home offering stylish and well-balanced accommodation throughout. The property features a bright and welcoming living space alongside a modern kitchen, creating a comfortable and practical layout. Upstairs, both bedrooms benefit from their own en-suite bathrooms, providing a high level of privacy and convenience. Externally, a DOUBLE GARAGE offers secure parking and comfortably accommodates two vehicles. Positioned in a sought-after setting close to the scenic River Stour, this impressive home is ready for immediate occupation and ideal for those seeking a well-finished property in a desirable location.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	76	85			
England & Wales	EU Directive 2002/91/EC		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.