



STRATTON OAK ESTATES

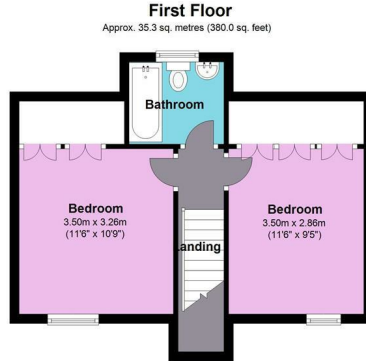
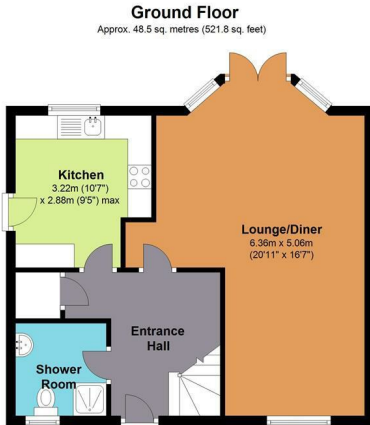


 2  2  1  C

24a Privet Road, Bournemouth, BH9 2NS

£270,000

FLOOR 1, THE CHOCOLATE BOX 8 - 10 CHRISTCHURCH ROAD, DORSET, BOURNEMOUTH, BH1 3NA
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM

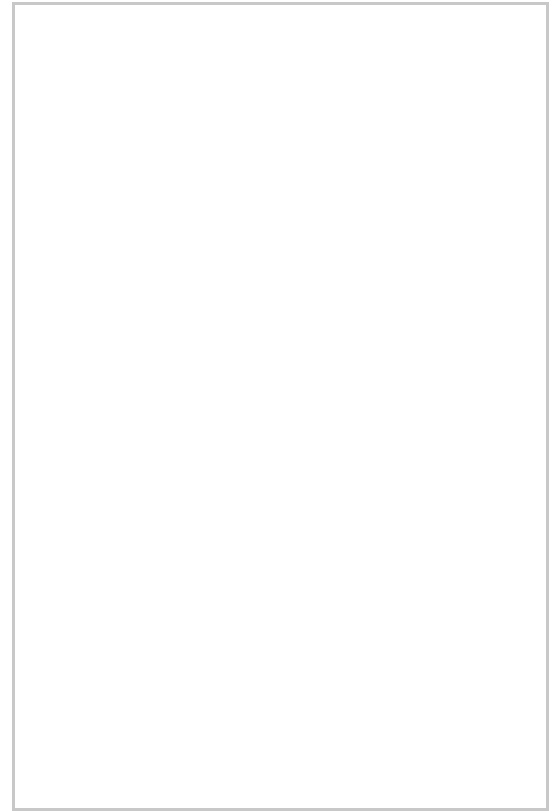


Total area: approx. 83.8 sq. metres (901.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

- Double Glazing and Gas Central Heating
- Driveway Large Enough for 3 Cars
- 2 Double Bedrooms with 2 Bathrooms
- Conveniently located close to the Local High Street
- Easy Access to Bournemouth Town and Beaches
- Good Sized Garden with Treelined Outlook
- Large Lounge / Diner with French Doors into Garden
- Modern Chalet Bungalow Style Property

This Chalet Style Bungalow resides on good sized plot conveniently located just minutes from Winton High Street. This property offers plenty of off road parking, a LARGE LOUNGE / DINER that opens out onto a private garden and two bathrooms. Located approx 1 mile north of Bournemouth town centre and its award winning blue flag beaches.



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			
(1-20) G			
Not energy efficient - higher running costs			
		74	87
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		73	85
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.