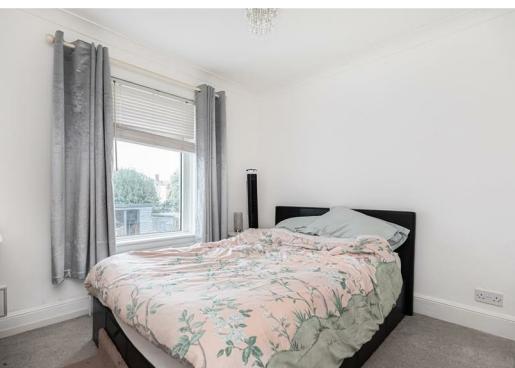




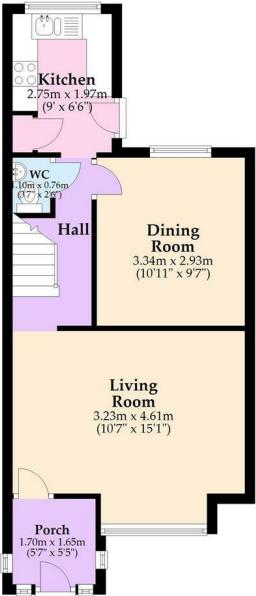
STRATTON OAK ESTATES



3 1 1 D

170 Malmesbury Park Road, Bournemouth, BH8 8PP  
£294,000

**Ground Floor**  
Approx. 40.6 sq. metres (437.4 sq. feet)



**First Floor**  
Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 sq. feet)



- Spacious property conveniently located within a short walk of the local amenities and transport links.
- Good sized private rear garden
- Two reception rooms adjacent with kitchen to the rear providing access to the garden
- Gas Central Heating and UPVC Double Glazing
- Potential to improve and extend to create a large kitchen/diner subject to planning permissions
- Three bedrooms two of which are double rooms and a generous sized single
- Dropped Curb with off road parking at the front the property
- No Forward Chain!

This SPACIOUS 'CHAIN FREE' semi-detached home is conveniently positioned within easy reach of the local amenities of Charminster. It comes with TWO RECEPTION ROOMS and the added bonus of being able to extend to the rear subject to planning. This property will make a great long term family home that can grow with you if needed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		67
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.