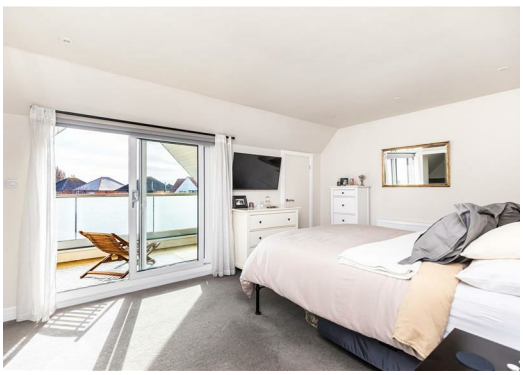
STRATTON OAK ESTATES





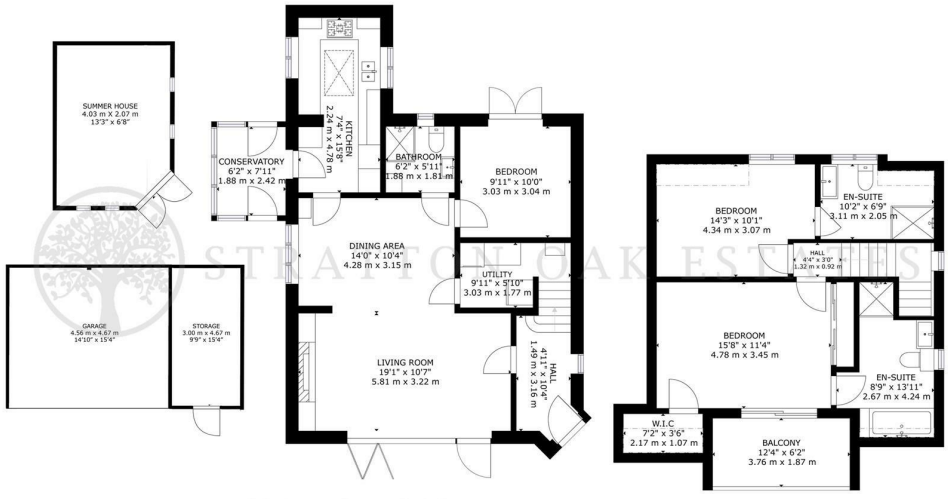




3 3 1 C

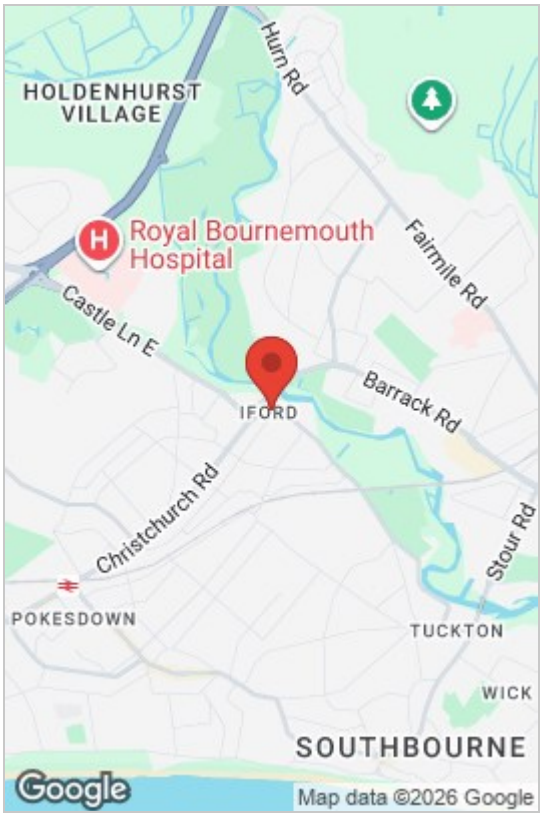
# 7 Water Lane, Bournemouth, BH6 5RF

£600,000




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

STRATTON OAK ESTATES

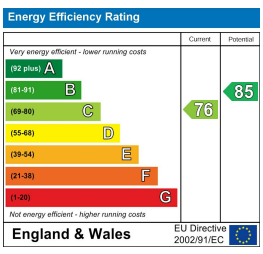


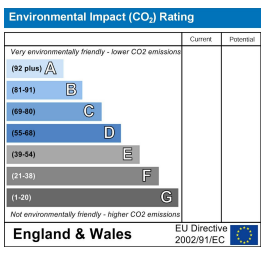





- Spacious three double bedroom detached house in a highly sought-after location
- Double garage with secure parking for two vehicles and adjoining workshop space
- Open Plan Living/Dining Room With Bifold Doors To The Garden
- Move-in ready property with no forward chain
- Landscaped rear garden featuring 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.




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.

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