



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			
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			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

Cecil Hill, Bournemouth, Dorset BH8 9EN



£425,000

BELVOIR!

***OPEN HOUSE SATURDAY 8TH OF OCTOBER

***VIEWING IS STRICTLY BY APPOINTMENT ONLY,
PLEASE CALL TO REGISTER YOUR DETAILS AND BOOK
YOUR TIME SLOT***

IN NEED OF MODERNISATION - An opportunity to acquire a four bedroom detached character home with two reception rooms set on a sizable plot. In need of modernization throughout this sizable character home gives an opportunity to create your perfect home and is in the sought after Cecil Hill set on a sizable plot.

The property offers spacious accommodation over two floors, on entry you are greeted with a large hall way which provides a downstairs W/C and access to two reception rooms and a large kitchen/diner.

To the first floor the property offers three double bedrooms and a family sized bathroom. Moving on to the second floor you have a large bedroom with Velux windows and a separate W/C and wash hand basin.

The Property is located in the sought after BH8, Queens Park area superbly located for local, national and international communication links, with Bournemouth station close by and easy access to motorways and Bournemouth international and Southampton airports. With a wide range of sports and health clubs, golf courses and leisure activities nearby, along with an abundance of primary and secondary public and grammar schools it is the perfect family location. It has also got the added benefit of a home and income with a plethora of language schools in the vicinity.

