



**2 VICARAGE ROAD**  
Bournemouth, BH9 2SA

**Carter Jonas**

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## 2 VICARAGE ROAD, BOURNEMOUTH, BH9 2SA

Detached 1970's built family home • Sitting room  
• Dining room • Study • Kitchen / breakfast room •  
4 bedrooms • Family bathroom • Double garage •  
Gardens to front and rear • Driveway and parking •  
EPC rating D

### DESCRIPTION

This uniquely designed home is ideally situated in close proximity to Moordown High Street, yet has a secluded feel, being surrounded by its own gardens. Ground floor accommodation comprises a spacious entrance hall which leads onto all of the reception rooms, namely a sitting room, dining room and a spacious study. The ground floor accommodation is completed by a kitchen breakfast room with access onto the rear garden and a door leading to the garage. First floor accommodation contains 4 good sized bedrooms, a family bathroom and a shower room.

### OUTSIDE

Externally, the gardens are mainly to the rear of the property with areas to the side and front in addition. There is a patio directly behind the house and the remainder of the garden is lawned, with a few mature trees and shrubs. There is an expanse of parking to the front of the property.

### LOCATION

Moordown is a popular suburb of Bournemouth, with its own high street offering an array of shops and services. Bournemouth town centre offers full access to a multitude of shopping, restaurants and its lively arts and media scene and café culture. The new West Central leisure development boasts the latest in multiplex cinema and chain restaurants.

## A UNIQUE DETACHED HOME IN THE SOUGHT AFTER MOORDOWN AREA



Adjoining Bournemouth is a wealth of opportunity to explore and enjoy, with the surrounding area's include Britain's best scenery including Sandbanks, Studland Bay, the Jurassic Coast, Lymington sailing resort, Corfe Castle and the New Forest National Park, to name but a few.

London is only a couple of hours away, either by car or a frequent, direct train service to London Waterloo in under 2 hours and Bournemouth International airport is 5 miles away, and ferries run daily from nearby Poole Harbour to France and the E.U.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas and drainage. Gas central heating.

**Local Authority:** BCP Council (Bournemouth), Council Tax Band E.

**Viewing:** Strictly via the agent Carter Jonas.

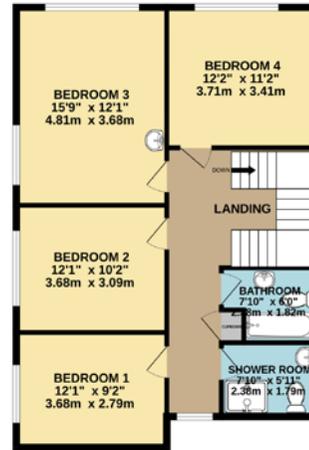
**Agent's note:** The vendor is a registered charity and as such restrictive covenants will be imposed.



GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)	66	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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