



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

**Carter Jonas**



## 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

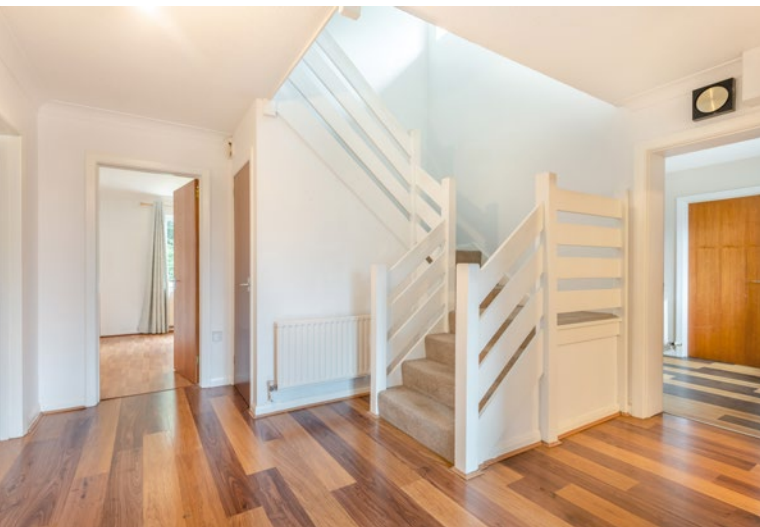
**Tenure:** Freehold.

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

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

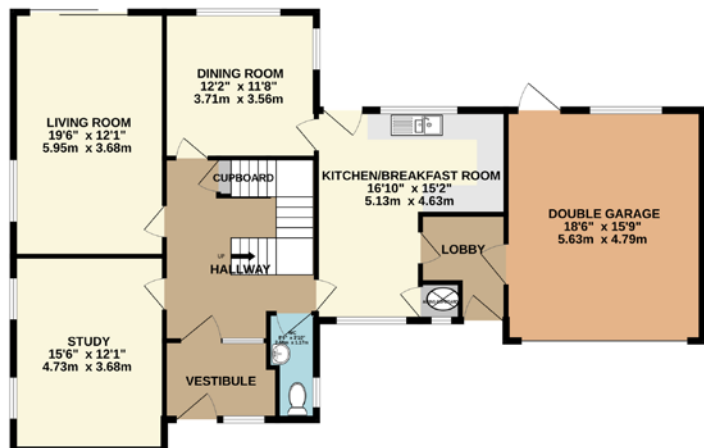
**Viewing:** Strictly via the agent Carter Jonas.

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

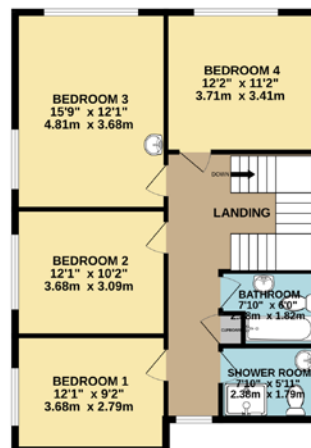




GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



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.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Winchester 01962 842742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester SO23 8RZ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.