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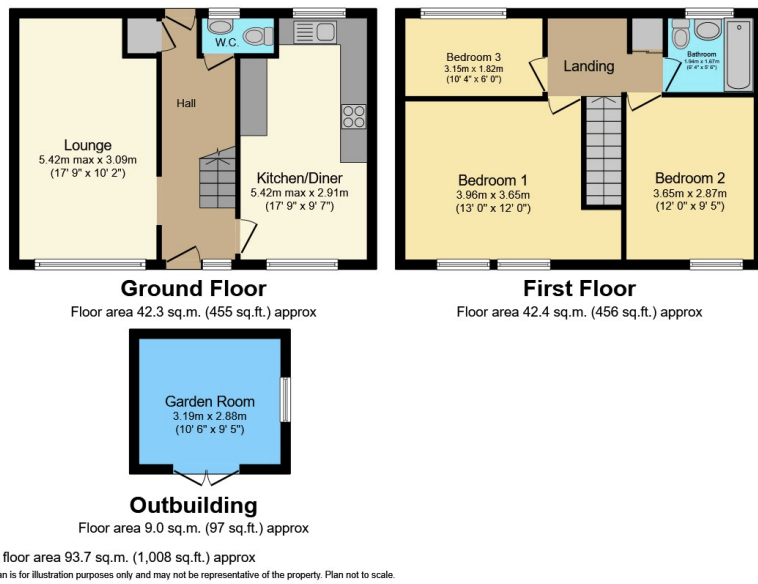
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24 Mallard Close

Offers Over £310,000

3 1 2





Reference AR0108

This beautifully presented 3 bedroom family home is situated in a quiet cul-de-sac directly opposite woodland with access to Strouden Park. Located in the catchment area of Queens Park Infant and Junior Schools and in close proximity to Castlepoint Shopping Centre, Bournemouth Hospital and JP Morgan this is the perfect first time buy for a young family. The accommodation comprises a spacious lounge, kitchen dining room, ground floor wc, 3 first floor bedrooms plus a family bathroom, Front and rear gardens and a purpose built garden room (currently a gym but would make an ideal home office). Viewings available this weekend.

Energy performance certificate (EPC)

24 Malard Close BOURNEMOUTH BH8 9PW	Energy rating C	Valid until: 26 May 2032 Certificate number: 6432-1725-9100-0285-6222
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Property type
Mid-terrace house

Total floor area
87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings) <https://www.gov.uk/government/guidance/energy-ratings>

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](https://www.gov.uk/government/guidance/energy-ratings)

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