



## 88 BARNES CRESCENT

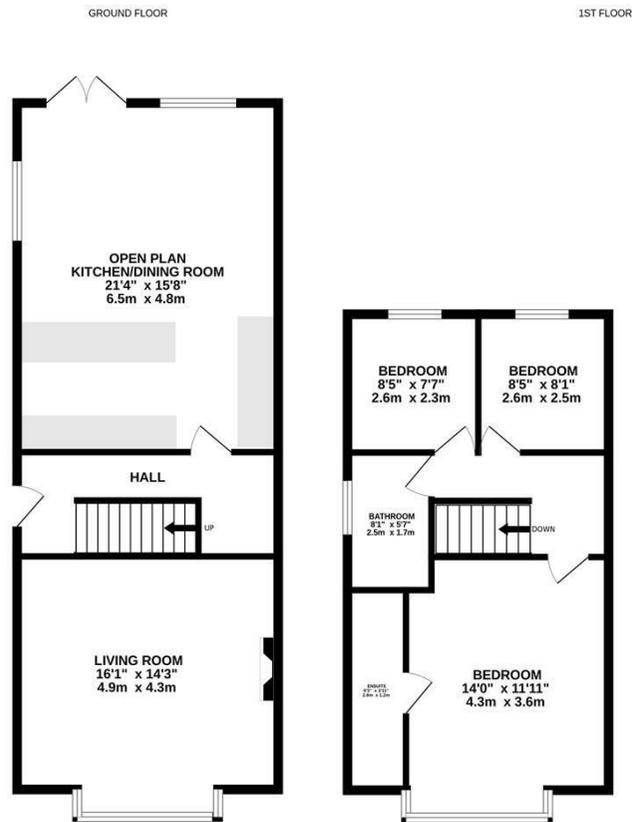
BOURNEMOUTH, BH10 5AW

£425,000  
FREEHOLD

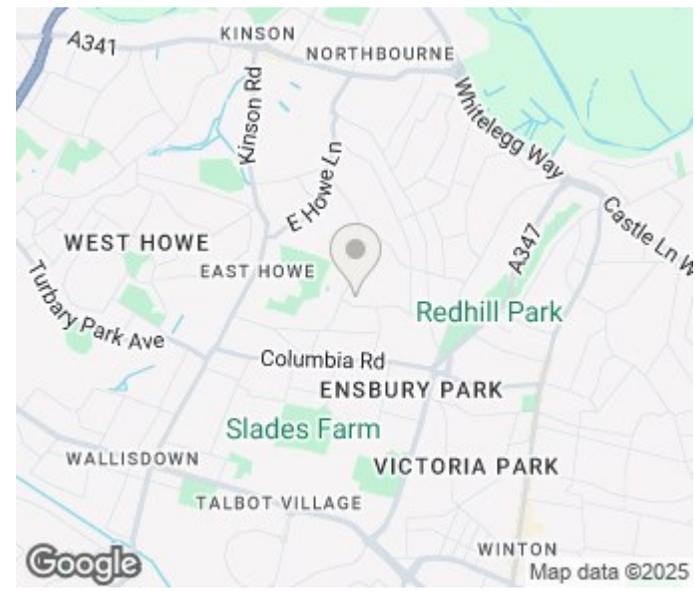
\* Beautifully presented family home \* \* Popular location, in catchment for favoured schooling \* \* 3 bedrooms \* \* Modern en-suite and bathroom \* \* Extended kitchen/dining/family room \* \* Living room \* \* Good-sized, westerly garden \* \* Off road parking for 3 vehicles \* \* Potential to further extend \*



HIVE



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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 C2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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