



house & son

## Wimborne Road

Bournemouth, BH10 7BW

£145,000

- OVER 45'S
- PETS ALLOWED
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- APPROXIMATELY 8 YEARS OLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GREAT LOCATION



## **HOUSE & SON**

We are pleased to have received instructions to sell this charming property. The property is located within Wheatplot Park which has an idyllic feel and palpable sense of community. Within walking distance to the River Stour Nature Reserve, main bus routes, local shopping and restaurants it is in an ideal location.

The property itself was constructed approximately 8 years ago and benefits from UPVC double glazing throughout, gas fired combination boiler, has two good sized double bedrooms, lounge, kitchen/breakfast room and shower room. Externally there is a raised decked area, block paved off-road parking, storage shed and low maintenance turf.

Comments from the current owner - "It feels like you are living a permanent holiday" "It feels so safe and secure, just a real homely and cosy feeling"

## **KITCHEN/BREAKFAST ROOM**

**9' 3" x 8' 9" (2.82m x 2.67m)**

Stainless steel single sink with drainer to side, chrome mixer tap over, inset into work top surface, with four ring gas hob, integrated electric fan oven under, carbon filter over, matching upstands, range of base units including an integrated washing machine, matching wall units, including concealed gas fired combination boiler, matching tall cupboard housing integrated fridge freezer. Tiled floor, UPVC double glazed window to side, UPVC double glazed French doors to front with outlook over the park.

## **LOUNGE**

**13' 7" x 9' 7" (4.14m x 2.92m)**

UPVC double glazed boxed bay window to front, radiator under, UPVC double glazed door to side, providing direct access onto raised decked area and outside space, feature fireplace with contemporary electric fire.

## **MASTER BEDROOM**

**9' 7" x 9' 3" (2.92m x 2.82m)**

UPVC double glazed window to side, built in double wardrobe, radiator.

## **BEDROOM TWO**

**9' 4" max x 8' 1" (2.84m x 2.46m)**

UPVC double-glazed window to side radiator.

## **SHOWER ROOM**

**6' 4" x 5' 7" (1.93m x 1.7m)**

White bathroom suite surprising low-level white WC, pedestal wash hand basin, walk-in shower cubicle with glass screen side, chrome t-bar shower, obscure UPVC double glazed window to side, part tiled walls, extractor fan.

## **EXTERIOR**

Externally the property sits on a detached plot. To the left of the property is an alley providing access for maintenance and storage underneath the property. To the front, being on a raised elevation, there is a raised slabbed area, accessed via steps and enclosed by railings, on the opposing side to the alley sits the blocked paved driveway, raised deck area, storage and low maintenance turf.





**COUNCIL TAX BAND**

Tax band A

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

**OFFICE**

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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