



Viscount Walk, Bournemouth, Dorset

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Asking Price £265,000



Viscount Walk, Bournemouth, Dorset, BH11 9TJ

Nestled in a quiet cul-de-sac in the sought-after area of Bearwood, this well-presented end-of-terrace home offers a perfect blend of comfort, modernity, and convenience. Ideal for first-time buyers, small families, or downsizers, the property boasts a range of attractive features that cater to modern living.

**Key Features Include:**

**Open-Plan Living Area:** The heart of the home is a light and airy lounge/kitchen/diner designed in an open-plan style. With its dual-aspect layout, this space is flooded with natural light and provides a versatile setting for relaxation and entertaining.

**Two Bedrooms:** Two well-proportioned bedrooms offer comfortable and private spaces for rest, with plenty of room for storage. Modern Family

**Bathroom:** A sleek and stylish bathroom fitted with contemporary fixtures and finishes.

**Secluded South-Westerly Garden:** The rear garden enjoys a sunny south-westerly aspect, providing an ideal space for outdoor relaxation or al fresco dining. Fully enclosed for privacy, it also features a timber storage shed with power for added convenience.

**Car Port and Off-Road Parking:** Accessible via gated rear access, the property benefits from a carport and additional off-road parking, making it practical and secure for homeowners and visitors alike.

**Location Highlights:**

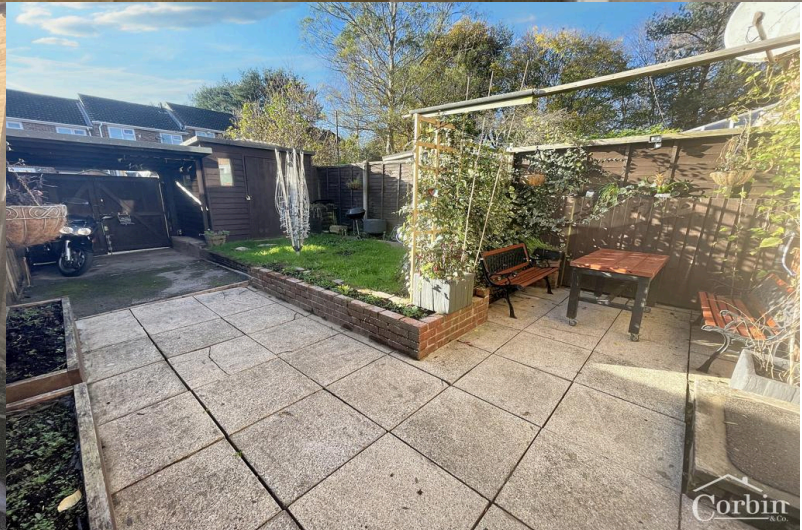
Situated close to local shops, schools, and playing fields, making it a great choice for families. A short drive to Castlepoint Retail Park, a variety of supermarkets, and other local amenities.

Conveniently located for access to Bournemouth and Poole town centres, as well as the stunning local beaches. This property truly combines the benefits of a peaceful residential setting with easy access to everything the area has to offer.

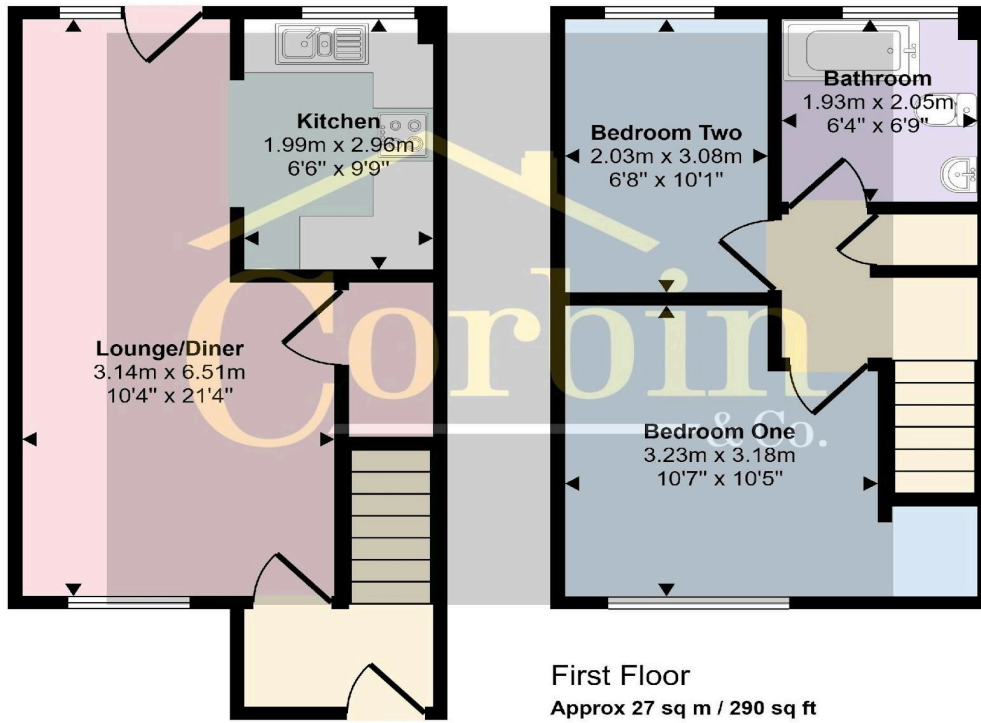
To arrange a viewing or find out more, please contact us on 01202 519761.

Don't miss out on this fantastic opportunity—your new home awaits!





Approx Gross Internal Area  
57 sq m / 609 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(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	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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