



**Bascott Road, Bournemouth, Dorset**

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**Asking Price £325,000**



Nestled in the sought-after residential area of Wallisdown, BH11, this three-bedroom detached bungalow is a fantastic opportunity for those seeking a charming and convenient home. Within walking distance to local shops, bus routes, amenities, and picturesque nature reserve walks, this property also benefits from nearby supermarkets, ensuring all your daily needs are close at hand.

The property greets you with a storm porch, providing shelter as you step into the welcoming L-shaped hallway, which leads to all accommodation.

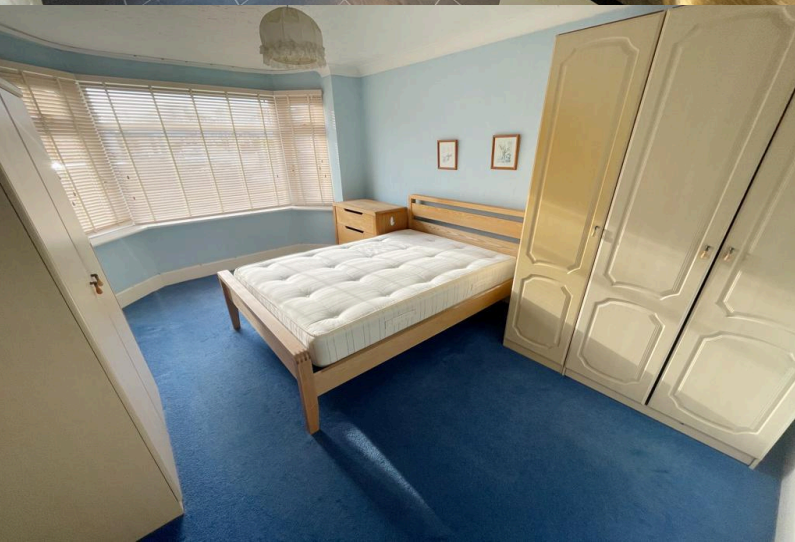
To the front of the property, there are two spacious double bedrooms, each boasting attractive bay windows that flood the rooms with natural light. A third bedroom, currently utilized as a dining room, enjoys a side aspect and offers versatile space to suit your lifestyle. These rooms are served by a well-appointed shower room.

The lounge, situated at the rear, features a delightful bay window overlooking the garden and a focal-point fireplace, creating a cozy ambiance. Adjacent to the lounge, the kitchen/breakfast room benefits from a dual aspect with windows to the side and rear. It offers a range of matching wall and base units with contrasting work surfaces, a stainless-steel cooker with a four-ring gas hob and cooker hood, space and plumbing for a washing machine, and room for a small dining table.

A door leads from the kitchen into the conservatory, which enjoys views of the secluded rear garden and opens onto a small patio area via French doors.

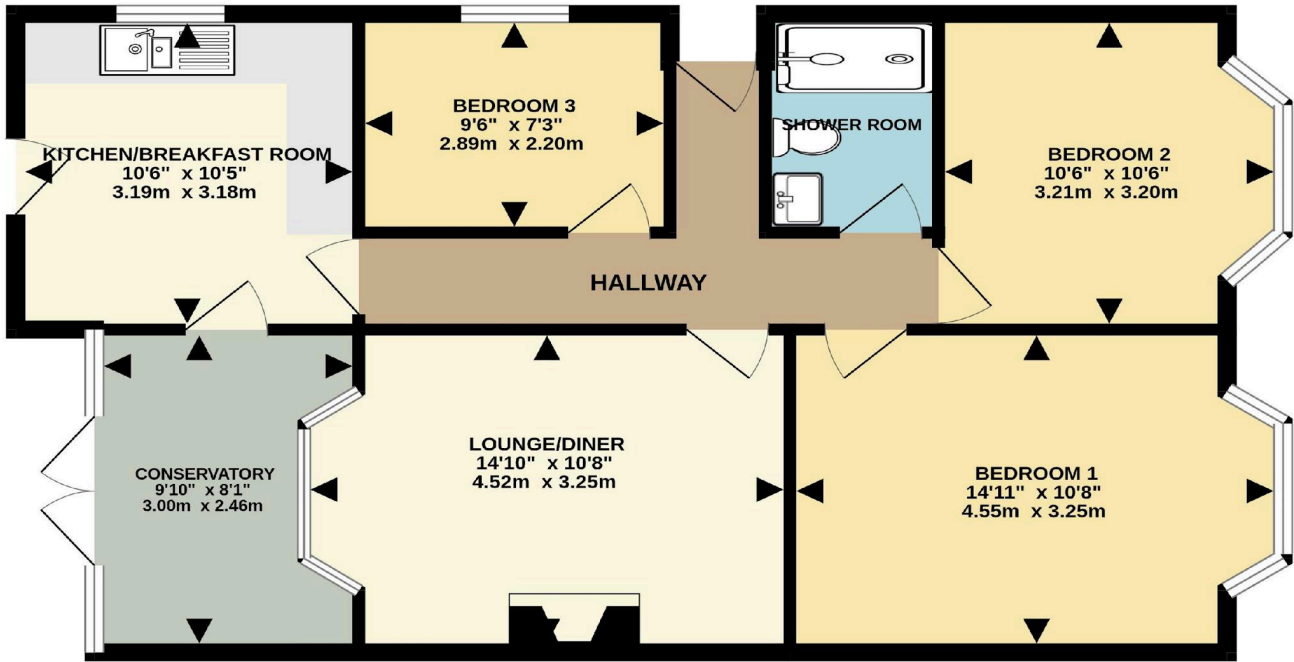
The rear garden is primarily laid to lawn, with a pathway running through to a greenhouse and timber storage shed, perfect for gardening enthusiasts.

Additionally, the property features a driveway, offering the sought-after convenience of off-road parking. To arrange a viewing, please contact us at 01202 519761. Don't miss the chance to make this delightful property your new home!





GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.  
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## 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.



## 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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