



Estate Agents



Auctioneers



# **Wyncombe Road, Southbourne, Bournemouth, BH5 2JU**

## **£355,000 – Freehold**

**Two Bedroom Character Cottage | Porch | Hallway | Two Reception Rooms | 14' Kitchen  
First Floor Landing | Two Bedrooms | Bathroom | Front & Rear Gardens | Detached Garage**

A two bedroom character cottage situated in a most convenient location within half a mile of Southbourne Grove with its array of shops, restaurants & bars, and the award winning sandy beaches just beyond. The property is also within easy walking distance of Pokesdown mainline station giving excellent commuter links to London Waterloo. This beautifully presented home features UPVC double glazing, gas central heating with solar panels (owned outright - not rented), two reception rooms, 14' modern kitchen, two double bedrooms, large modern bathroom, 50' rear garden and a detached garage! Ideal first home - Viewing highly recommended.

Upon entering the property you are greeted with a porch, ideal for storing shoes. The hallway leads to the spacious lounge/dining room which has a feature fireplace and incorporates storage units & built-in cupboards. The cosy front room also has a lovely feature fireplace and benefits from lots of natural light. The impressive 14' modern kitchen has a range of built in cupboards, an integrated oven and hob, and also a door leading to the garden. Upstairs, the 17' master bedroom benefits from two windows to the front aspect - bathing the room with lots of light, whilst the second bedroom is also a good sized double and has a lovely exposed brick feature chimney breast. The spacious bathroom is fitted with a modern three piece suite of bath, w/c and basin with a window to the rear.

Outside, the 50' private enclosed rear garden has a large patio and lawn area.

There is a detached garage which is accessed from a side lane and also has a personal door leading into the garden – the garage is large enough to park a car.

NOTE: The solar panels generate an income via the Feed in Tariff - Please enquire for further details.

Council Tax Band: B

EPC Rating: 92 | A

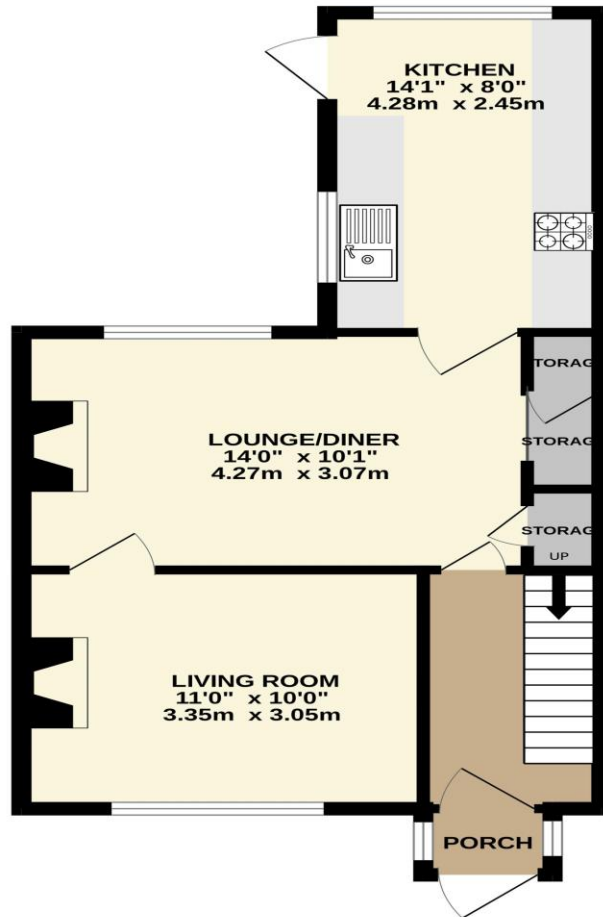






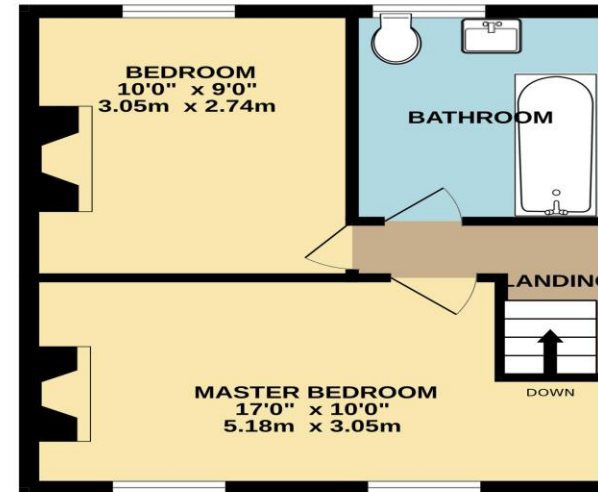


GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

TOTAL FLOOR AREA : 807 sq.ft. (75.0 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.  
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