



Estate Agents



Auctioneers

Wyncombe Road, Southbourne, Bournemouth, BH5 2JU

£354,950 – Freehold

Two Bedroom Character Cottage

Entrance Hall | L-Shaped Lounge/Diner | Modern Kitchen | Utility Room | Downstairs W/C

First Floor Landing | 2 Double Bedrooms | Modern Bathroom | Front & Rear Gardens | Off Road Parking to the Rear | No Chain

A very well presented two double bedroom character cottage in the sought after location of West Southbourne, offering easy access to award winning beaches, Southbourne Grove with its array of independent shops, cafes, bars and restaurants and also within 0.3 miles of Pokesdown train station - which is ideal for commuting into London Waterloo. Features include gas central heating, double glazing and no onward chain.

The property comprises of an entrance hall leading to an L-shaped lounge/diner - perfect for entertaining and has patio doors out to the garden, a modern fitted kitchen with built-in gas hob, double oven and integrated dishwasher. Beyond the kitchen is a utility room with space for a washing machine, tumble dryer and American-style fridge/freezer; and from the utility room there is access to the garden and a downstairs cloakroom.

Upstairs there are two double bedrooms, with the master bedroom having additional storage space. There is a modern fitted family bathroom with white suite and complementary fully tiled walls, suite comprising of a P-shaped bath with shower over, basin built into vanity unit and w/c. Hatch to loft from the landing – the loft space is boarded, has lighting and Velux roof light on each elevation (potential for loft conversion, subject to planning permission).

Outside, the rear garden is enclosed by a brick wall and is approximately 50' in length, there is a patio section along with lawn, storage shed and access to the parking at the back of the garden. To the front of the property there is a front garden with seating area - again enclosed by a brick wall.

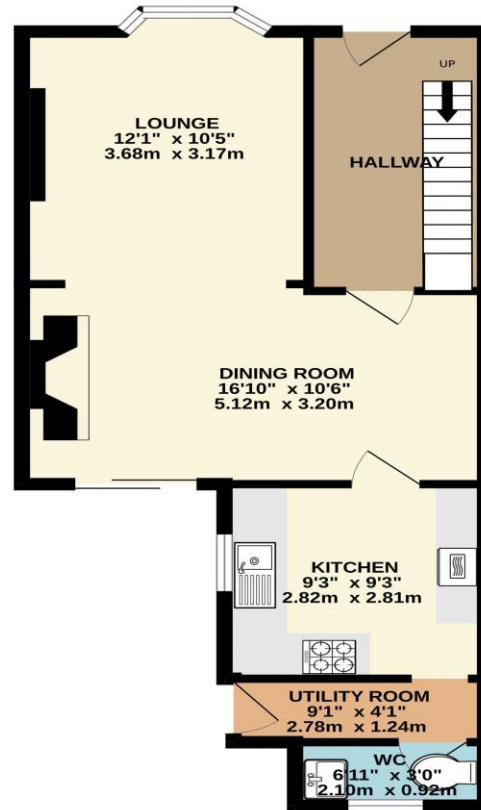
Council Tax Band: B

EPC Rating: 69 | C

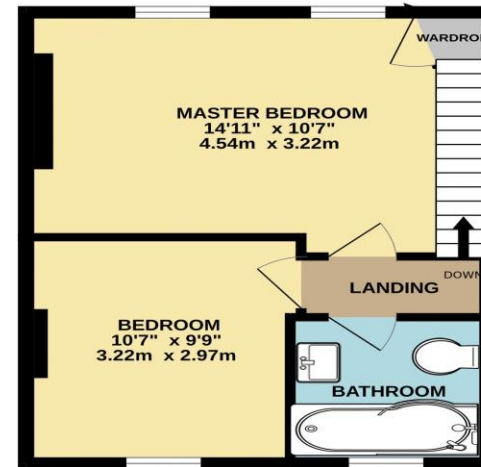




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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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