



24 ROPLEY ROAD
BOSCOMBE EAST
BH7 6RU

FREEHOLD
OFFERS IN EXCESS OF
£525,000

“An extended 3
bedroom detached
family home with a
generous west facing
rear garden, garage
and off road parking ”

Winkworth

for every step...

OFFERS IN EXCESS OF £525,000

Three Bedrooms
Through Dining / Reception Room
Seperate Lounge
Extended
Generous West Facing Rear Garden
Detached Sound Proofed and Carpeted Garage
Off Road Parking
Scope To Extend STPP

EPC: D | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Ropley Road?

Ropley Road enjoys a peaceful yet convenient location close to amenities and walks along with Stour River. Iford Golf course is nearby for any budding golfers along with the Little-down sports complex which offers gym, swimming pool, after school activities and five a side football. Southbourne's vibrant high street is just a short distance where you can find an array of independent restaurants, cafes, micro breweries and convenience shops along with good transport links.

This 3 bedroom detached family home is well presented throughout. The kitchen has been extended, including a range of units, space for breakfast table and chairs with door providing side access to the property. There is a separate lounge to the front of the property with a feature bay window and fire-

place. The dining room has been extended creating additional space with double doors leading out to the generous rear garden. Ground floor WC with wash hand basin.

Located on the first floor are three bedrooms, two doubles with one single. All bedrooms are serviced by the family bathroom which includes a bath with overhead shower and screen, wash hand basin, wc, tiled walls and Karndean tiled flooring.

Adjacent to the rear of the property is a decked area, ideal for outside entertaining and al fresco dining. The rear garden is well maintained and offers a good degree of seclusion. Located to the rear is a useful storage shed with power and light.

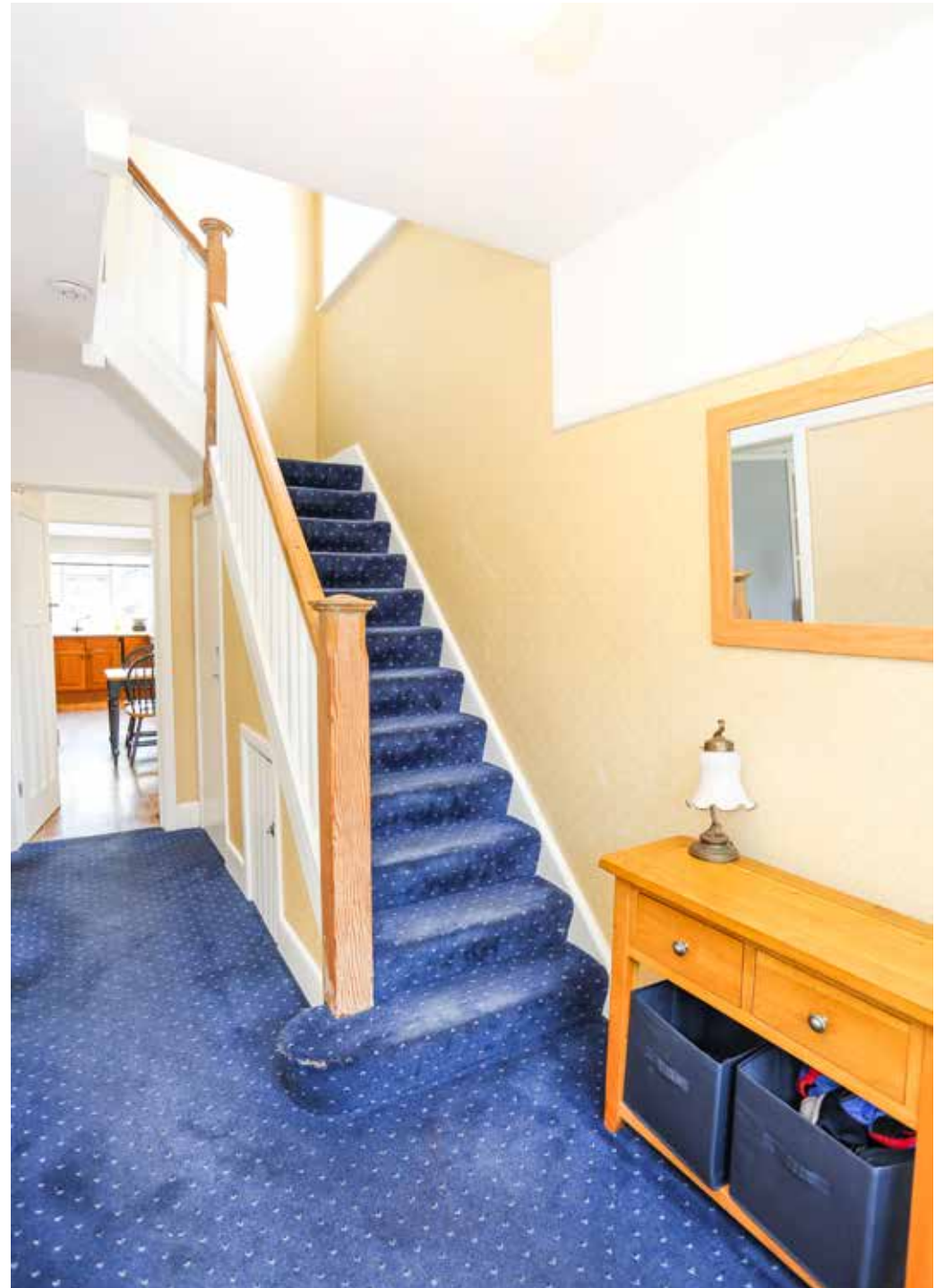
The front of the property has a tarmacked driveway providing off road parking for two vehicles.



Why Boscombe East | Littledown?

Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area.



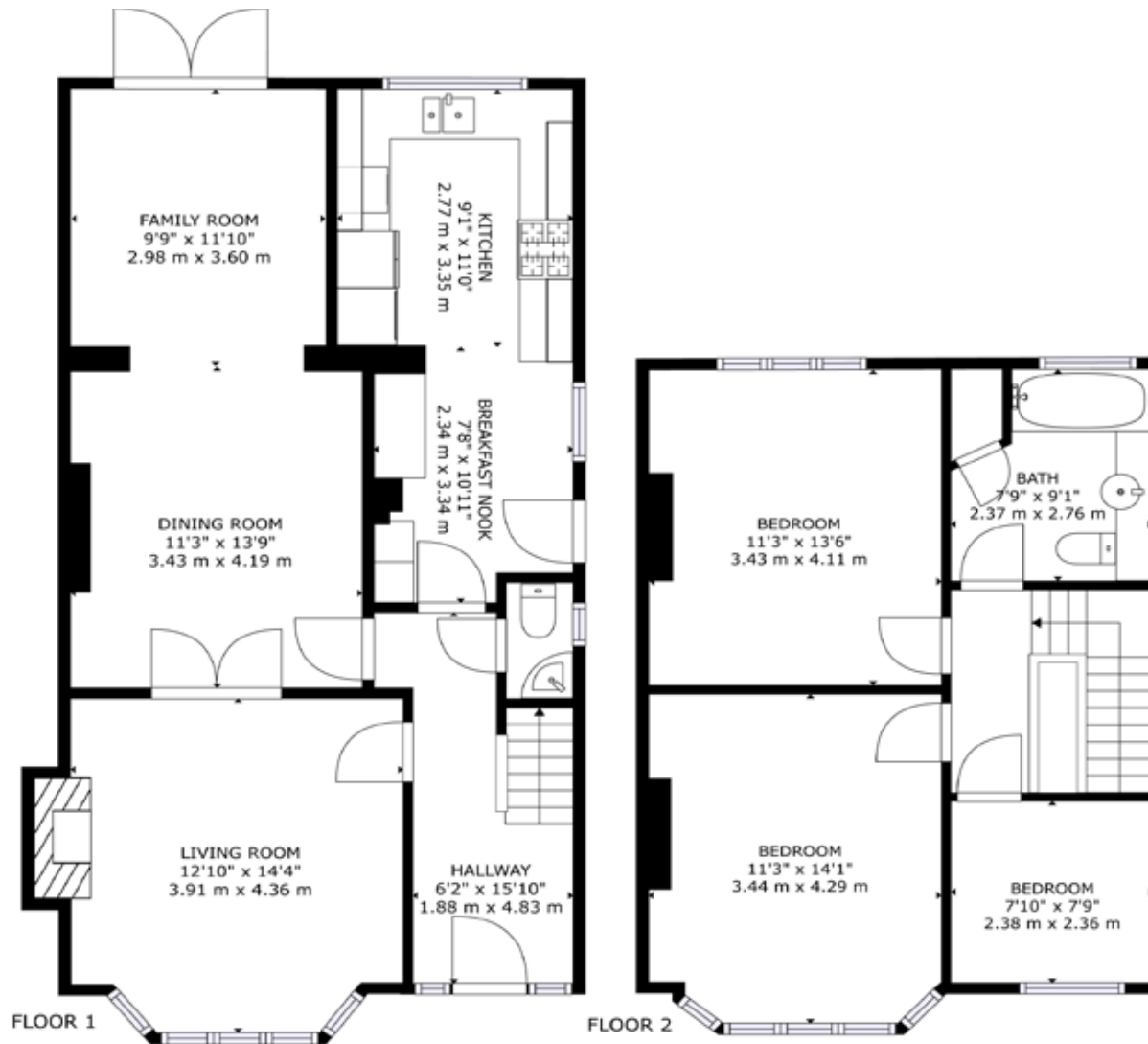




Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport with a bustling high street which over recent year has been rejuvenated to include many independent café's, restaurants, deliquescent and boutique style shops. Also located nearby is the historic Hengistbury Head nature reserve.





GROSS INTERNAL AREA
 FLOOR 1: 765 sq. ft, 71 m², FLOOR 2: 526 sq. ft, 49 m²
 TOTAL: 1291 sq. ft, 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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