



107 HAVILAND ROAD
BOSCOMBE
BH7 6HJ

ASKING PRICE
£300,000
FREEHOLD

“A three double
bedroom semi
detached house just
450 meters to
Boscombe’s vibrant
high street ”

Winkworth

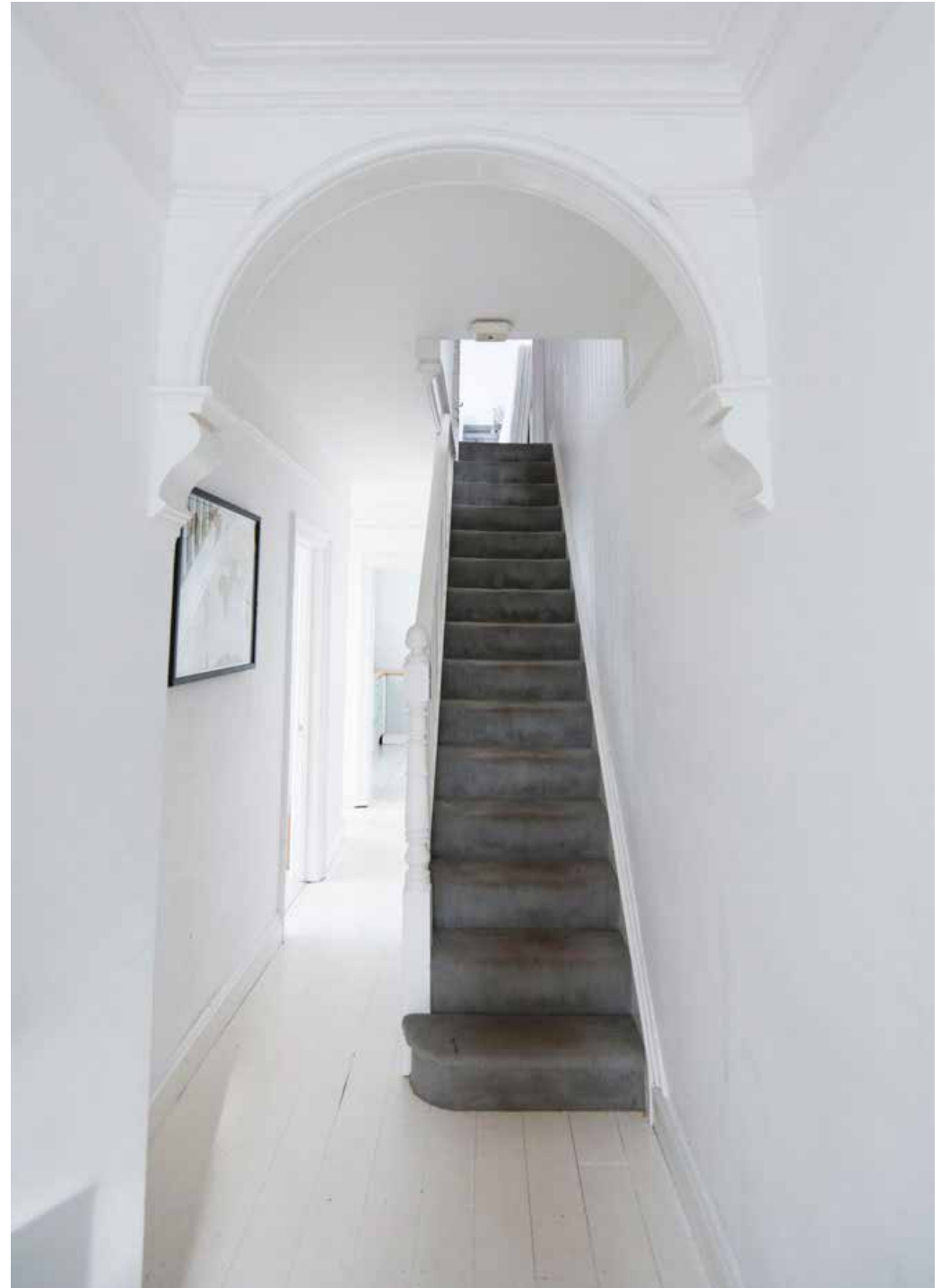
for every step...

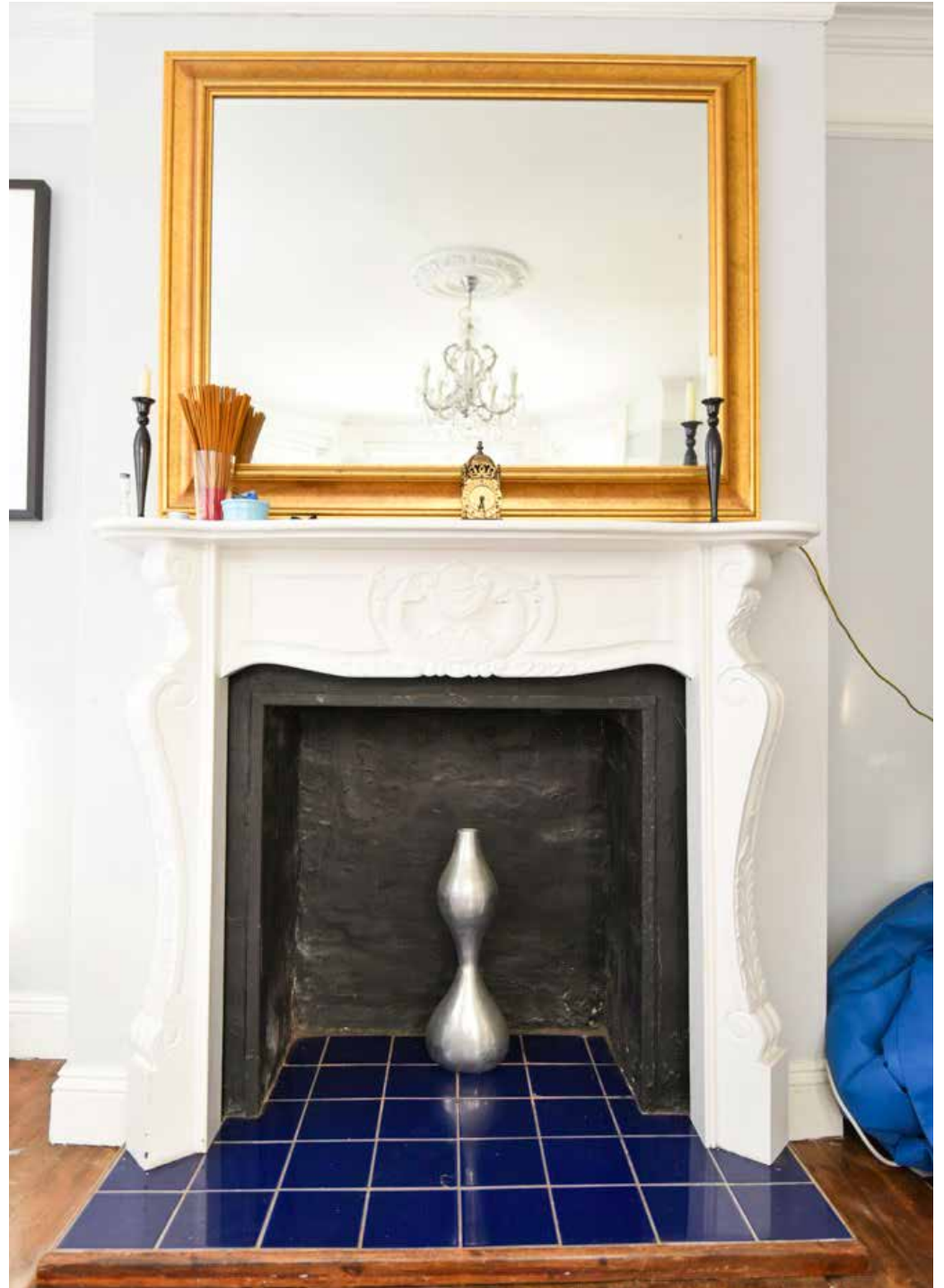
ASKING PRICE £300,000

Three Bedrooms
Two Reception Rooms
Conservatory
Modern Bathroom
Private Garden
Off Road Parking
Rental Potential
Central Location

EPC: D | COUNCIL TAX: C | FREEHOLD |

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Why Haviland Road?

Haviland Road is conveniently located just 300 meters to Boscombe's vibrant high street where you can find an array of cafes, restaurants and shops. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course. Less than a mile away, you will find Boscombe Pier with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sanbanks.

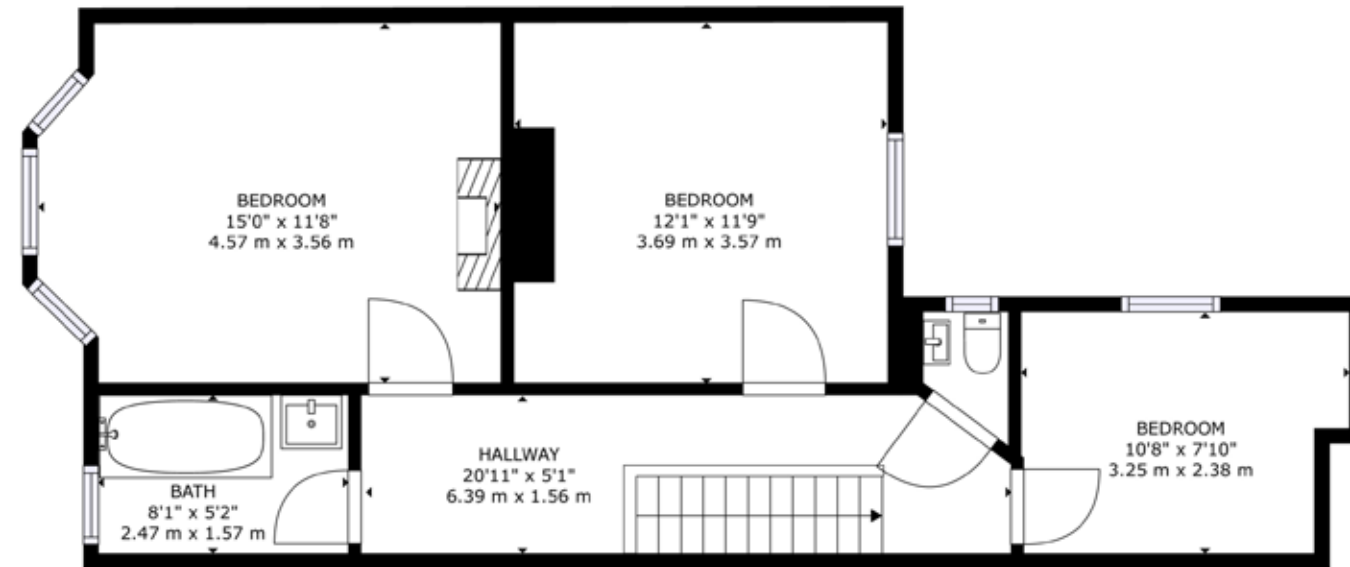
This semi detached house offers spacious accommodation. The kitchen is well equipped with a range of modern cupboards, integrated oven, hob and overhead extractor with space and plumbing for washing machine and tall fridge / freezer, wood

effect countertops to complement and tiled flooring. There are two reception rooms with a further conservatory with direct access to the rear garden.

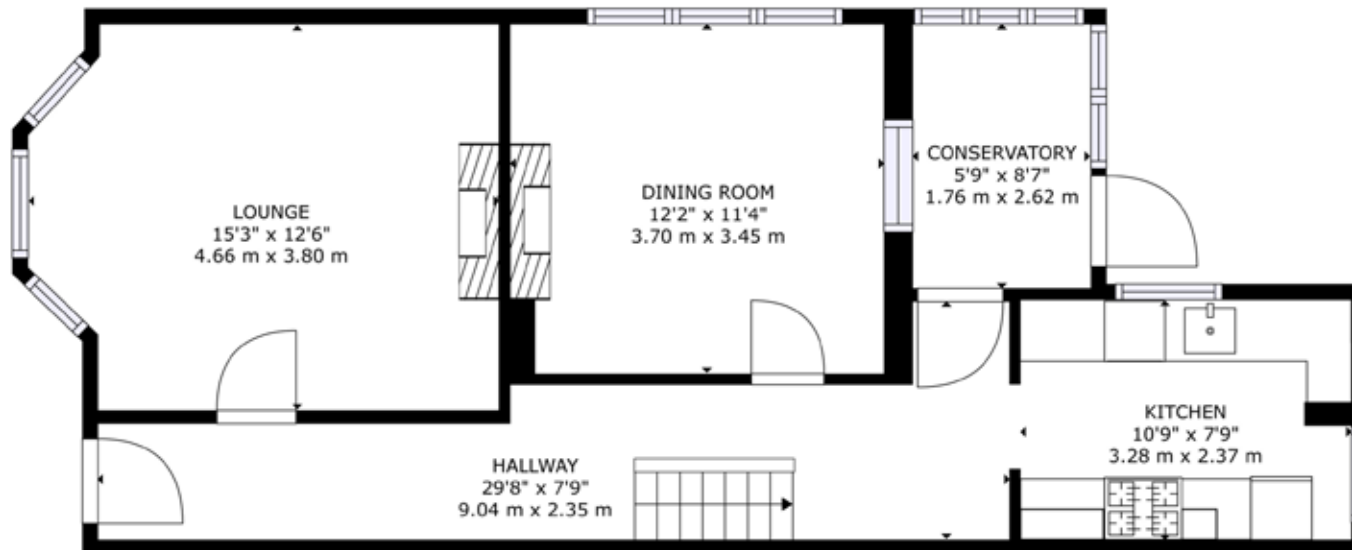
Located on the first floor are three double bedrooms, serviced by the family bathroom which includes a bath with overhead shower and shower screen and a wash hand basin. There is a separate WC.

Outside, a decked area adjacent to the rear of the property provides the ideal space for al fresco dining. The remainder is laid to shingle, large double gates provide outside access.

The front of the property offers off road parking for one vehicle.



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 622 sq. ft, 58 m², FLOOR 2: 569 sq. ft, 53 m²
 TOTAL: 1192 sq. ft, 111 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...