



**11, VISCOUNT COURT 121A, VISCOUNT WALK, BOURNEMOUTH, DORSET, BH11 9TH
£245,00, FREEHOLD**

A well-presented two-bedroom mid-terraced home offering off-road parking for two vehicles. Ideally suited to first-time buyers, the property is conveniently located in Bearwood, close to a range of local amenities.



DESCRIPTION: The front door, with obscure-glazed side panel, opens into an entrance hall with wood-effect flooring, stairs to the first floor and doors to the kitchen and sitting/dining room.

Positioned at the front of the property, the kitchen is fitted with a range of wood-effect units, dark worktops and grey metro-tiled splashbacks. Features include space for a range-style cooker with gas hob and two ovens, stainless steel extractor hood and sink beneath the front-facing window. Space and plumbing are provided for a washing machine and additional under-counter appliances.

The sitting/dining room spans the rear of the property, featuring wood-effect flooring, coved ceilings and space for both seating and dining. A window and glazed door overlook and provide access to the patio and rear garden, while an understairs cupboard offers useful storage.

The first floor offers a double principal bedroom to the front, featuring a built-in double wardrobe with louvred doors, and a single bedroom to the rear overlooking the garden and trees beyond.





The family bathroom is fully tiled and fitted with a panelled bath and glass screen, pedestal wash basin, WC and chrome heated towel rail, complemented by an obscure-glazed window.

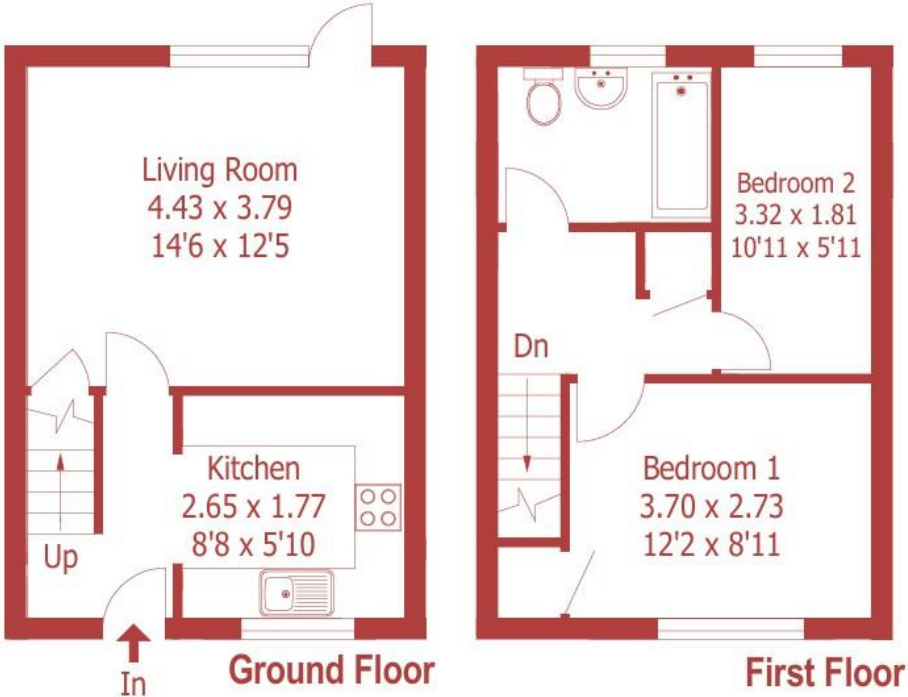
A paved pathway leads to the front entrance beneath a tiled canopy, with a gravelled planted bed featuring palms, yuccas and ornamental grasses, alongside a raised timber-edged area.

The enclosed rear garden features a paved patio accessed directly from the sitting/dining room, leading onto a lawn with raised timber planting beds and a garden shed to the end of the garden.

The property further benefits from allocated off-road parking for two vehicles, together with additional visitor parking.

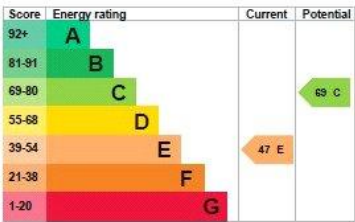
11 Viscount Court, 121a Viscount Walk, Bearwood

Approximate Gross Internal Area :- 50 sq mt / 530 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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