



Wakely Road, Dorset, BH11

£315,000 *Freehold*



A very well presented two bedroom semi-detached house perfectly situated close to local amenities and good transport links. The house is in superb order throughout with bright, modern accommodation, good off road parking and a large sunny rear garden.

KEY FEATURES

- Semi-detached house
- Two double bedrooms
- Large lounge diner
- Contemporary kitchen
- Modern bathroom with separate WC
- Utility room / office space
- Large rear garden



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DESCRIPTION

The house is approached via a good size gravel driveway with parking for several cars. The front door then leads into the entrance hall which houses an under stairs storage area and doors to principal rooms.

The lounge diner is a very good size with dual aspect windows to the front and rear and patio doors which lead out into the good size back garden. The kitchen is fitted with a range of base and eye level work units finished in a high gloss style with integrated appliances. From the kitchen a door leads into the utility room which is very versatile and could also be used as an office space if required.

Upstairs, there are two generous, bright double bedrooms, both with fitted wardrobes. The family bathroom is beautifully tiled and comprises of a modern suite to include a wash hand basin and a square shower bath. There is a separate WC in the same modern style.

The rear garden is predominantly laid to lawn with a large paved area for outside dining.





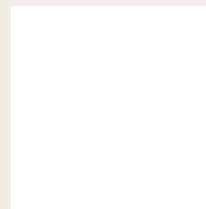
LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN190234>

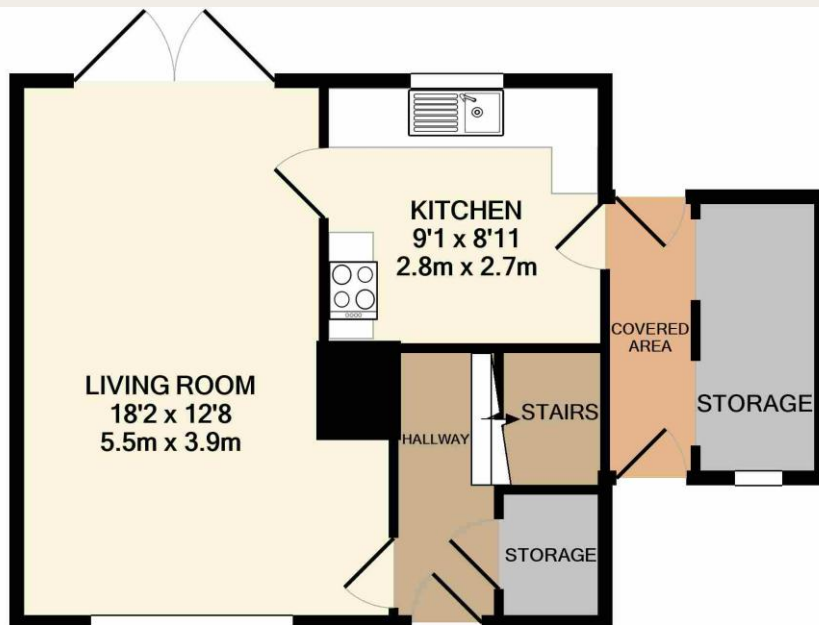
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

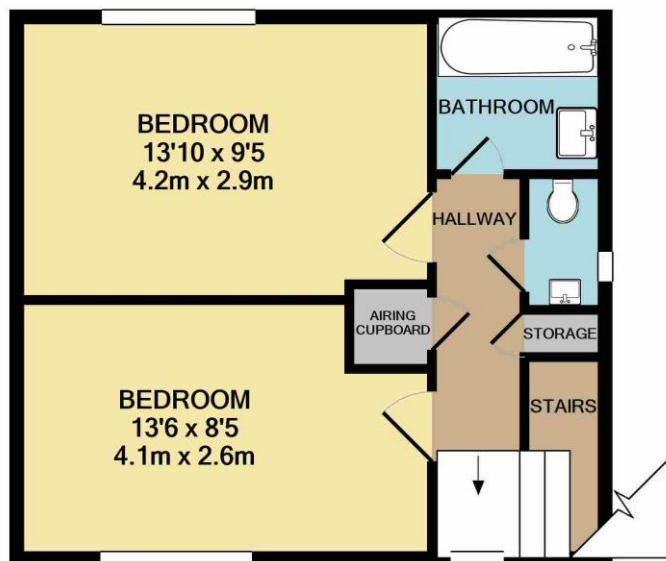
Tenure: Freehold

Council Tax Band: B

EPC rating: To be confirmed



GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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