



114 WHEATON ROAD
BOURNEMOUTH
BH7 6LL

FREEHOLD
GUIDE PRICE
£450,000 - £475,000

“A three bedroom, two
reception room family
home with further
ancillary accommoda-
tion and scope to
modernise,
conveniently located
less than a mile to
Southbourne’s vibrant
high street”

Winkworth

for every step...

GUIDE PRICE £450,000 - £475,000

Three Bedrooms
Two Reception Rooms
Scope For Modernisation
Further Ancillary Accommodation
Useful Loft Space
Close To Local Amenities
Approximately 1 Mile To Southbourne High Street

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Wheaton Road?

Wheaton Road is conveniently located approximately one mile from Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 1.3 miles away where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side bars and restaurants to take in along the way, whatever you decide, there is something for everyone.

This three bedroom family home offers versatile accommodation and scope for modernisation. The dining room is to the front elevation with sliding doors leading through to the lounge which enjoys sliding patio doors providing direct access to the rear garden. A door leads through to the kitchen which includes a range of cabinets with space and plumbing for appliances.

There are three bedrooms located on the first floor, all serviced by the family bathroom which incorporates a bath with over head shower, wash hand basin and wc. A ladder gives access to a useful loft space. The ancillary accommodation includes a bedroom, conservatory and bathroom.

Outside, the rear garden is adorned with mature trees and shrubs which provide a good degree of seclusion.





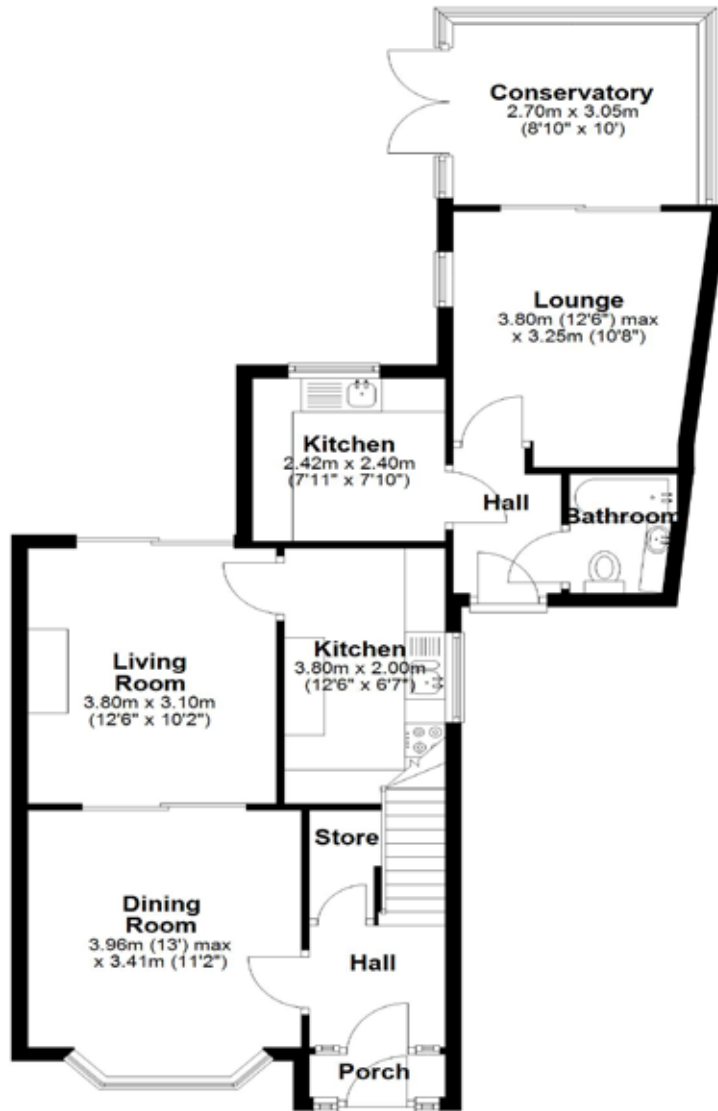


DISCLAIMER:

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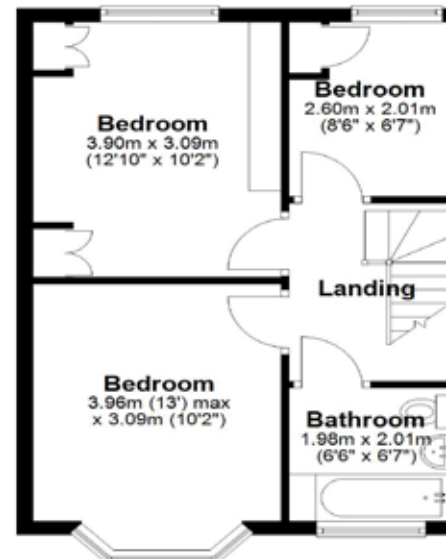
Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



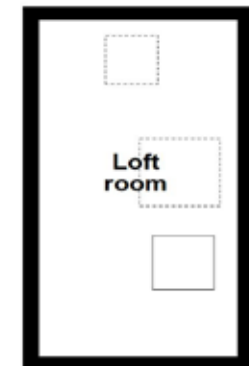
First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Second Floor

Approx. 12.4 sq. metres (133.0 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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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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