



Wharfdale Road, Dorset, BH4

£325,000 *Freehold*

2  2  1 

An exceptionally well presented, two bedroom semi-detached house which is situated in a quiet position close to local amenities, good transport links and the beach. Finished to a high standard and offered with no forward chain.

#### KEY FEATURES

- Semi-detached house
- Two double bedrooms
- Two reception rooms
- Modern bespoke kitchen
- Contemporary bathroom
- Off road parking
- Low maintenance garden



Westbourne

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## DESCRIPTION

Beautifully presented and finished to an exceptional standard throughout, this semi-detached house in Bournemouth offers the very best of modern living. Enjoy the comfort of two spacious double bedrooms and two inviting reception rooms, providing flexible space for relaxing, entertaining, or setting up a home office. The bespoke modern kitchen boasts high-quality fittings while the contemporary bathroom is designed with style and comfort in mind.

Off road parking ensures convenience and peace of mind, and the low maintenance garden is ideal for outside dining. With the property offered with vacant possession, the move-in process is seamless and stress-free.

Located just a short stroll from both Westbourne and Bournemouth town centres, you'll benefit from easy access to vibrant shops,

restaurants, and local amenities. The picturesque Bournemouth gardens and award-winning sandy beaches are close by, making this an ideal setting for leisure, relaxation, and enjoying everything this sought-after area has to offer.







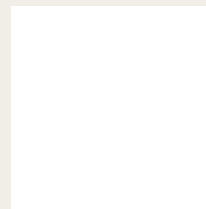
## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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



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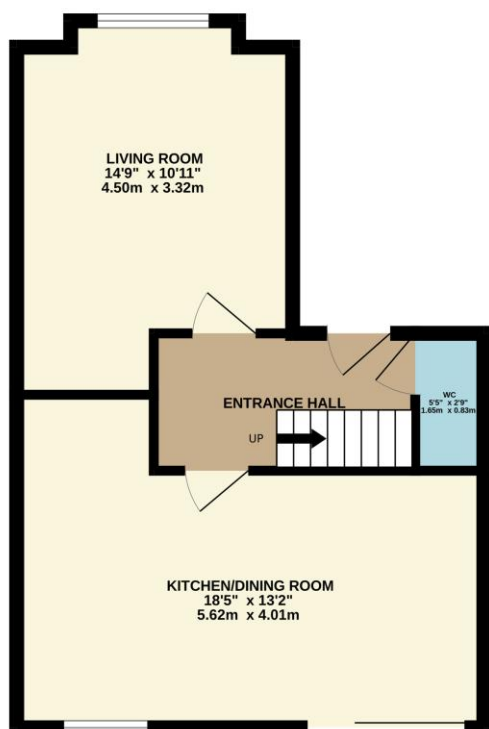
## MATERIAL INFO

**Tenure:** Freehold

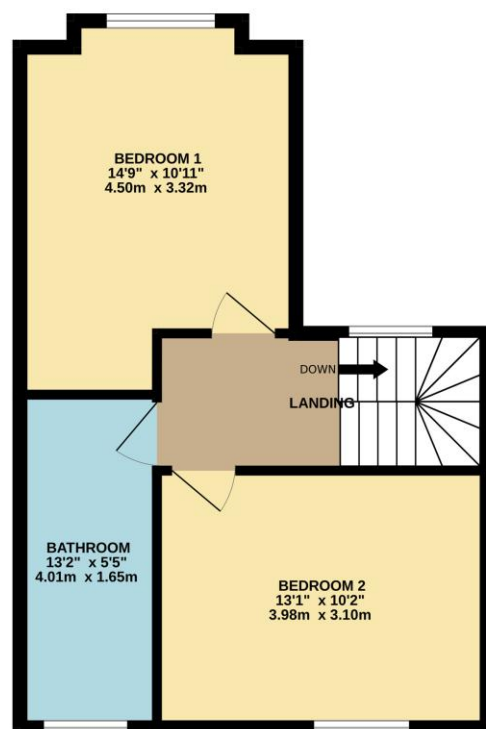
**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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