



IPSWICH ROAD, BOURNEMOUTH, BH4

£675,000 FREEHOLD

This bright and spacious detached family home is set in an enviable position close to the popular shops, bars and restaurants in Westbourne whilst also being adjacent to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. There is enormous potential for this very versatile property.

Detached house | Four bedrooms | Two reception rooms | Two bathrooms | Front & rear gardens | Garage & large driveway | Superb position | Vendor suited

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

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.



DESCRIPTION

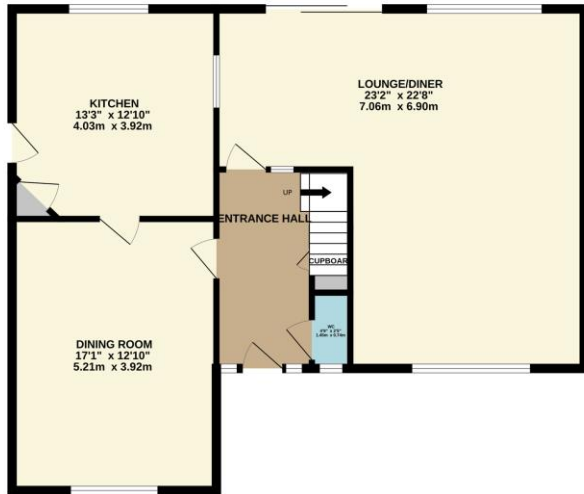
The property is approached via a long driveway which passes the front garden and the garage. Steps lead up to the covered porch and the front door.

Downstairs there is a large and very bright lounge with dual aspect windows to front and rear aspect and sliding patio doors leading to the rear garden. A separate dining room sits in front of the fitted kitchen again offering front and rear garden views. The kitchen has a range of base and eye level work units with space and plumbing for domestic appliances. There is also a downstairs WC.

Upstairs benefits from four good size bedrooms and two bathrooms, one of which is the ensuite shower room to the master bedroom. There is an airing cupboard and access into a large loft space.

The rear garden is tiered with a surround of mature trees and plants. The front garden is elevated from road level and is predominantly lawn with decorative borders and a pergola.

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: F

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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