



11 TAMWORTH ROAD
POKESDOWN
BH7 6JG

GUIDE PRICE
£375,000 - £400,000

“An extended, two bed-
room, two reception
room semi detached
house with generous,
secluded rear garden,
garage and ORP”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Open Plan Lounge / Diner
Two Double Bedrooms
Spacious Kitchen
Stunning Bathroom
Attached Garage
Expansive Garden
Off Road Parking
Scope To Extend STPP

EPC: D | COUNCIL TAX: C | FREEHOLD

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Why Tamworth Road?

Tamworth Road enjoys a quiet location close to Boscombe's high street which enjoys an array of amenities which include restaurants, shops, cafes and the O2 live music venue whilst being conveniently located close to Pokesdown train station and Southbourne.

This two bedroom semi detached property enjoys a through lounge / diner with a beautiful bay window to the front, flooding the room with natural light, a feature fireplace and wood flooring throughout.

The kitchen can be accessed from either the hallway or from the dining area. The kitchen / breakfast room has been extended to create a superb space for more casual dining and includes a range of units, integrated hob with overhead extractor, dishwasher, mid height double oven with space and plumbing for

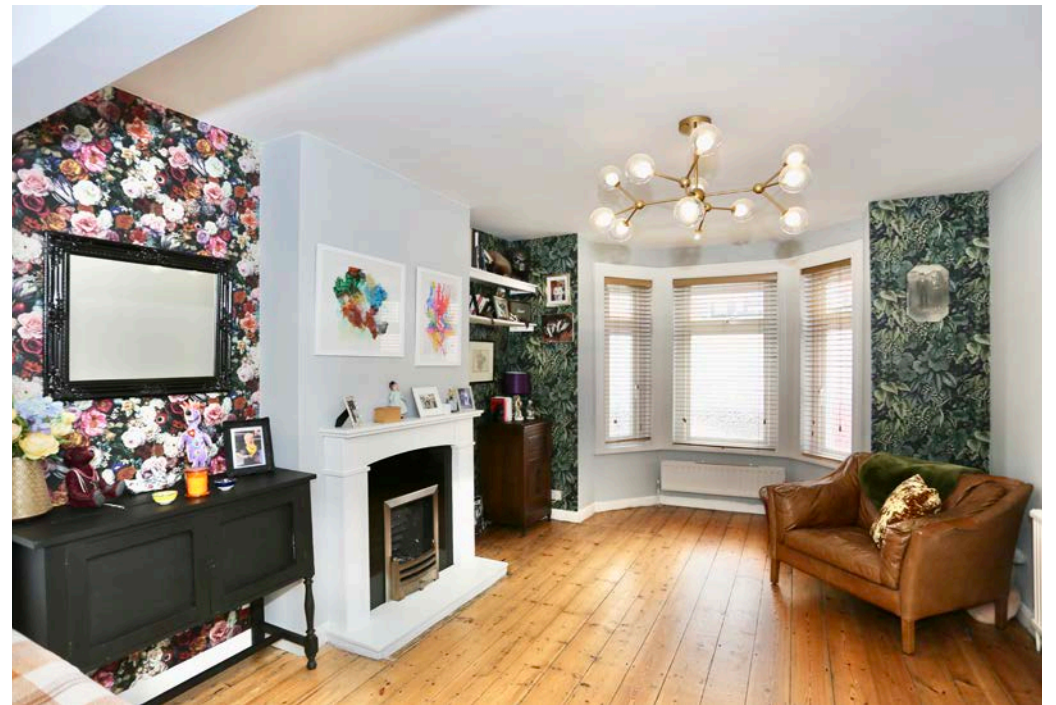
washing machine, tumble dryer and fridge / freezer. A double glazed door gives direct access to the rear garden.

The ground floor cloakroom comprises a WC, floating wash hand basin complimented with stylish tiling.

Upstairs the property benefits from two generous double bedrooms, the main bedroom is to the front of the property, with two built in wardrobes, a bay window, and ample space for additional bedroom furniture. The second bedroom is located to the rear with views over the rear garden.

The family bathroom enjoys a 'P' shaped bath with mixer taps and shower over-head, a WC, wash hand basin with storage below and a frosted window to the side of the property.

The large, secluded and private rear garden is a great feature of this property. A paved patio area adjoins the rear of the property, ideal for enjoying the summer evenings. Mature





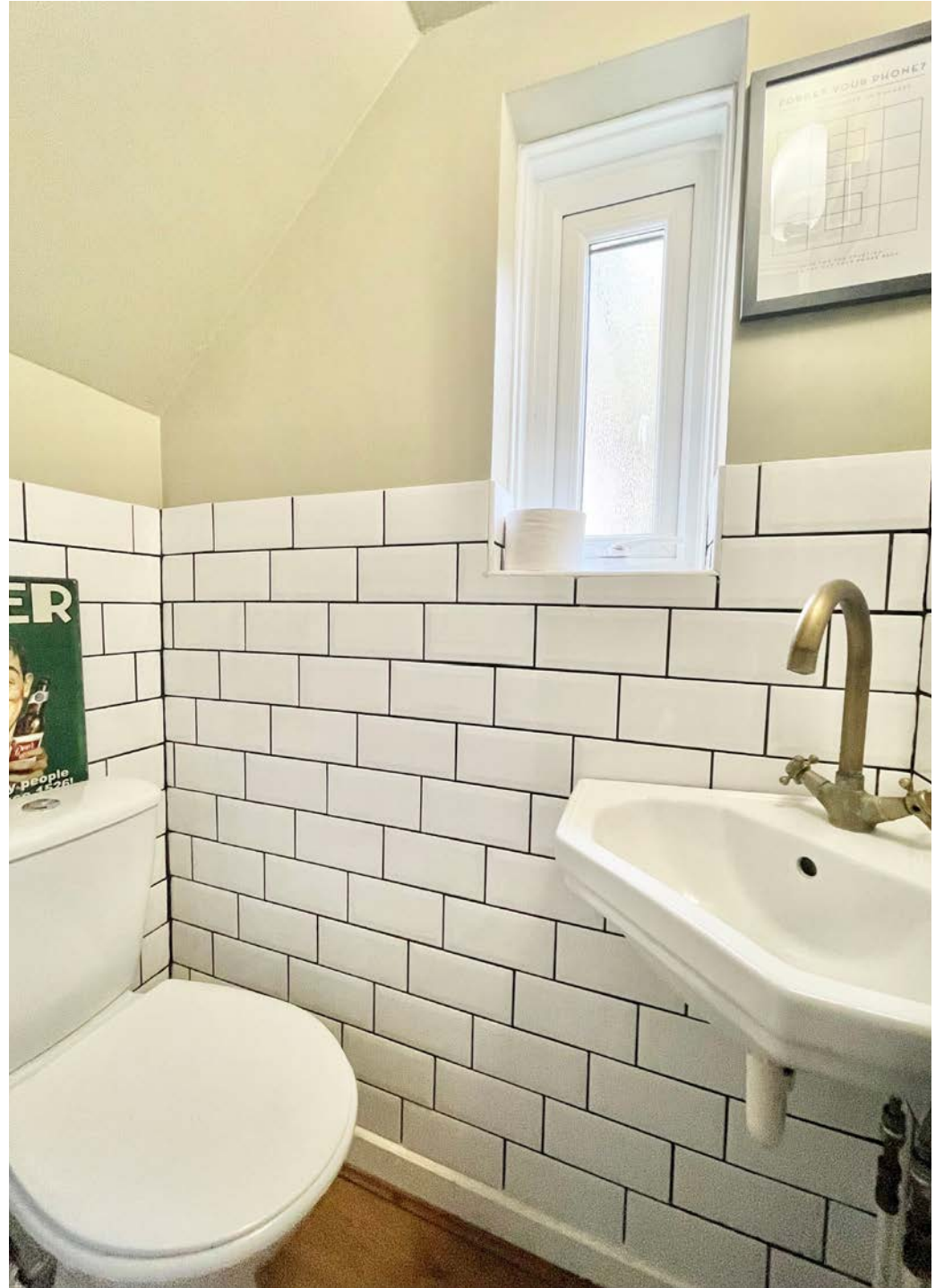
shrubs adorn the borders with the remainder laid to lawn. A summerhouse with full electrics provide an ideal space to work from home.

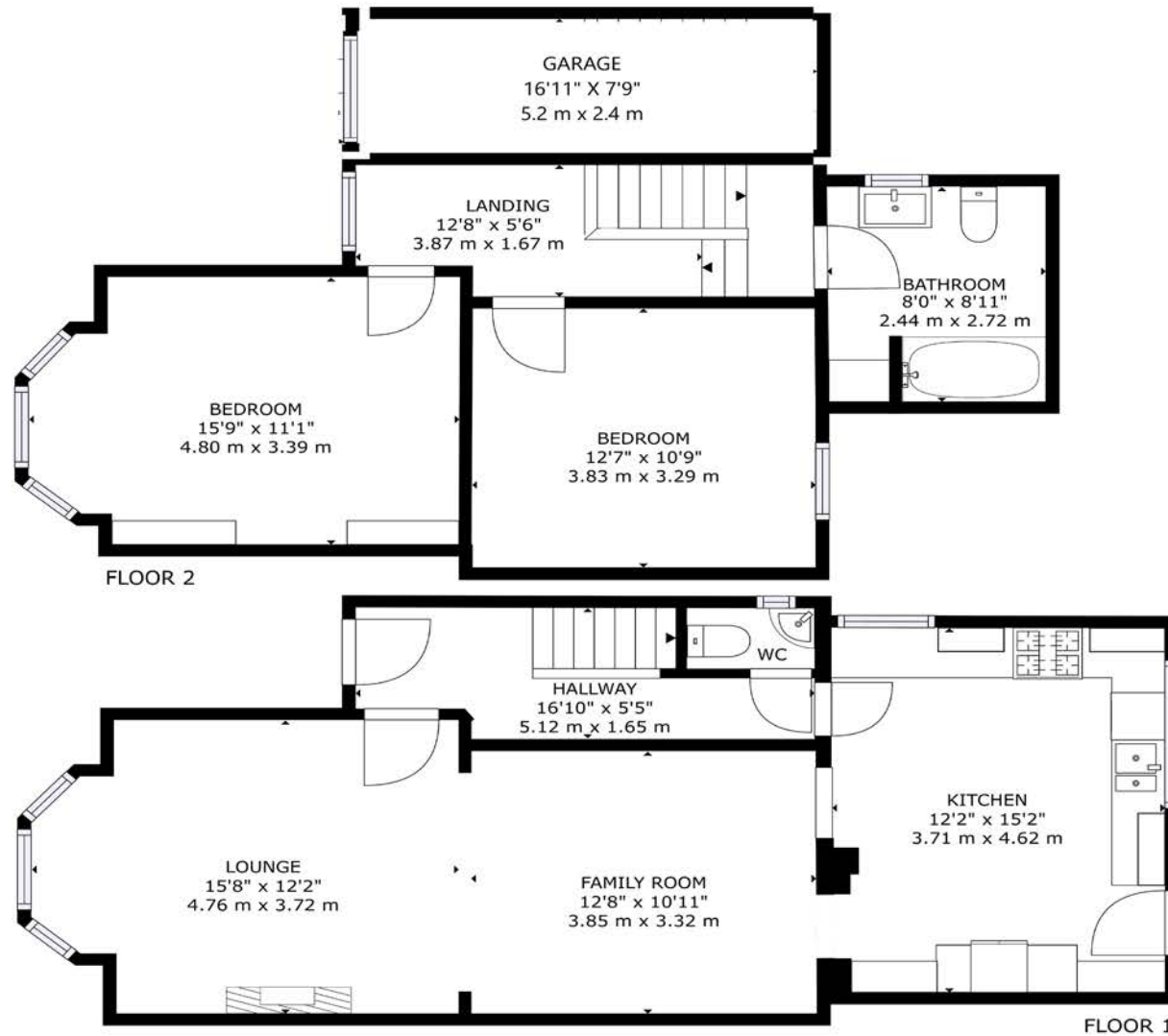
The front of the property provides off road parking for one vehicle leading to a single garage with up and over door. Scope to Extend STPP to side and rear.

Why Pokesdown?

Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. Many of the properties in this area were built 1890's to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and playpark for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high-street is just a short distance.







GROSS INTERNAL AREA
 FLOOR 1: 607 sq. ft, 56 m², FLOOR 2: 473 sq. ft, 44 m²
 TOTAL: 1080 sq. ft, 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”



for every step...