



24 ROPLEY ROAD  
BOSCOMBE EAST  
BH7 6RU

FREEHOLD  
GUIDE PRICE  
£550,000-£575,000

“An extended 3  
bedroom detached  
family home with a  
generous west facing  
rear garden, garage  
and off road parking ”

**Winkworth**

for every step...



GUIDE PRICE £550,000 - £575,000

Three Bedrooms  
Through Dining / Reception Room  
Seperate Lounge  
Extended  
Generous West Facing Rear Garden  
Detached Sound Proofed and Carpeted Garage  
Off Road Parking  
Scope To Extend STPP

EPC: D | COUNCIL TAX: E | FREEHOLD  
01202 434365  
southbourne@winkworth.co.uk





### Why Ropley Road?

Ropley Road enjoys a peaceful yet convenient location close to amenities and walks along with Stour River. Iford Golf course is nearby for any budding golfers along with the Little-down sports complex which offers gym, swimming pool, after school activities and five a side football. Southbourne's vibrant high street is just a short distance where you can find an array of independent restaurants, cafes, micro breweries and convenience shops along with good transport links.

This 3 bedroom detached family home is well presented throughout. The kitchen has been extended, including a range of units, space for breakfast table and chairs with door providing side access to the property. There is a separate lounge to the front of the property with a feature bay window and fire-

place. The dining room has been extended creating additional space with double doors leading out to the generous rear garden. Ground floor WC with wash hand basin.

Located on the first floor are three bedrooms, two doubles with one single. All bedrooms are serviced by the family bathroom which includes a bath with overhead shower and screen, wash hand basin, wc, tiled walls and Karndean tiled flooring.

Adjacent to the rear of the property is a decked area, ideal for outside entertaining and al fresco dining. The rear garden is well maintained and offers a good degree of seclusion. Located to the rear is a useful storage shed with power and light.

The front of the property has a tarmacked driveway providing off road parking for two vehicles.

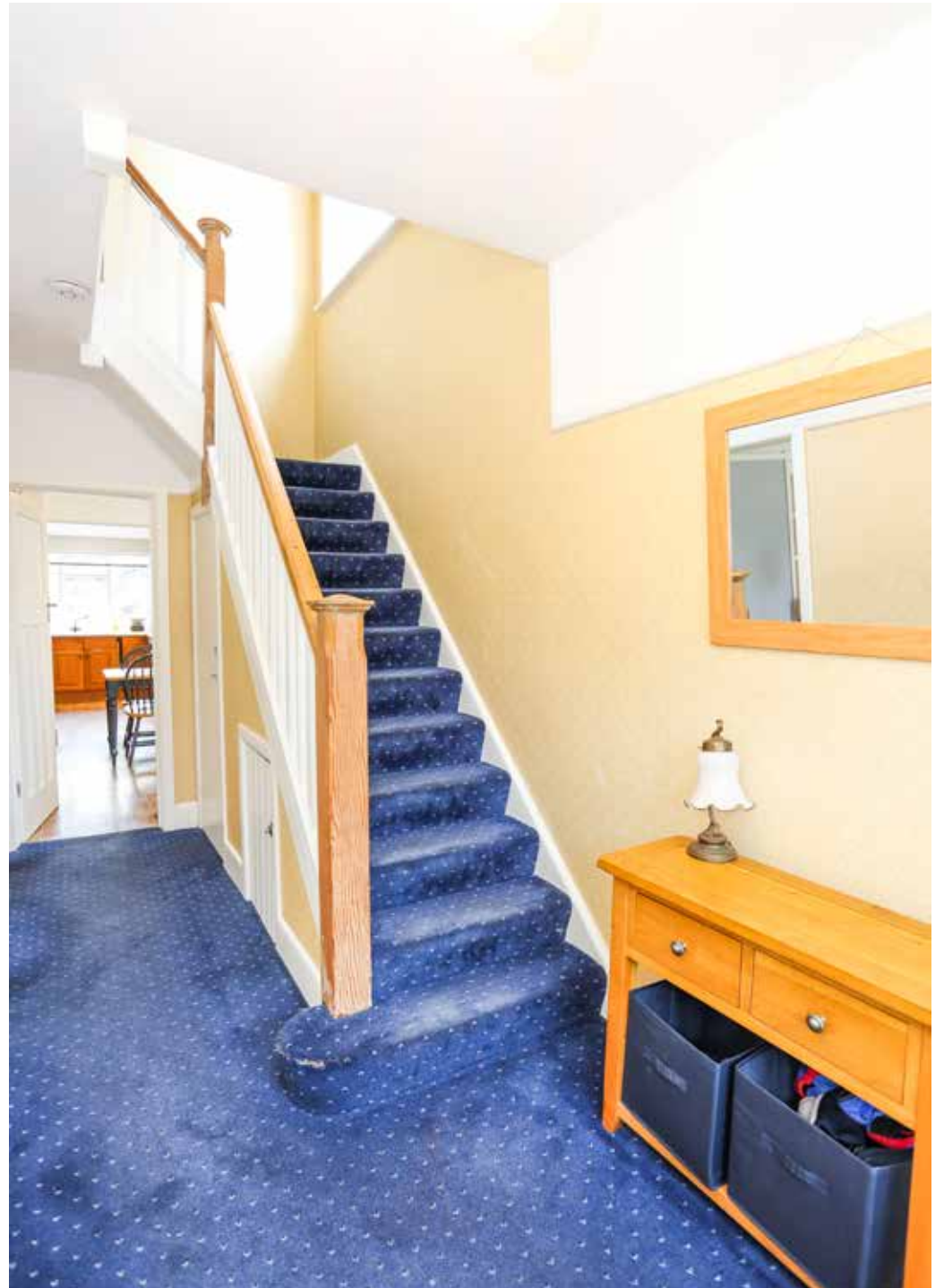




## Why Boscombe East | Littledown?

Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area.





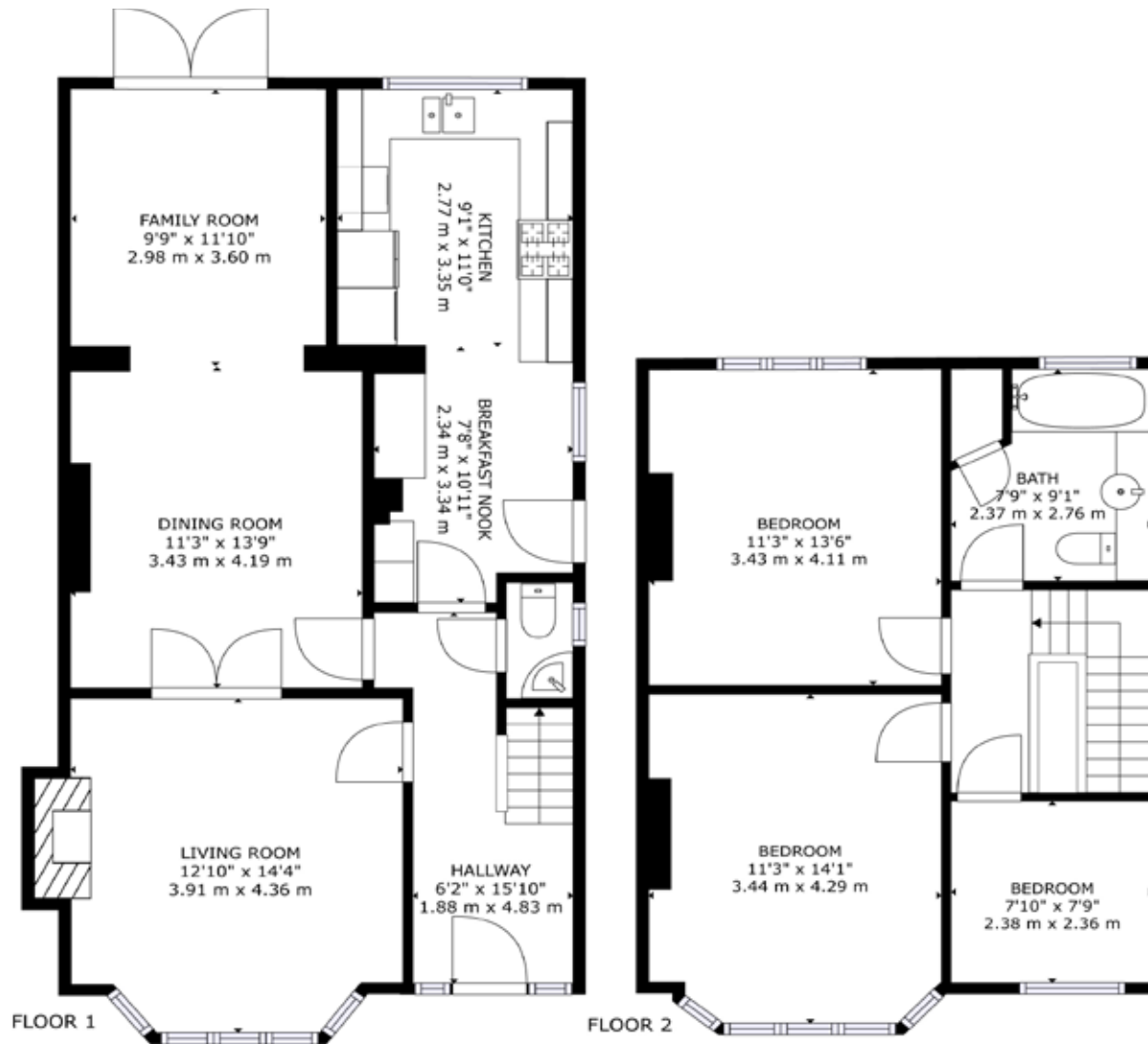




## Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport with a bustling high street which over recent year has been rejuvenated to include many independent café's, restaurants, deliquescent and boutique style shops. Also located nearby is the historic Hengistbury Head nature reserve.





GROSS INTERNAL AREA  
 FLOOR 1: 765 sq. ft, 71 m<sup>2</sup>, FLOOR 2: 526 sq. ft, 49 m<sup>2</sup>  
 TOTAL: 1291 sq. ft, 120 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**DISCLAIMER:**

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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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