



**BOURNE VALLEY ROAD, POOLE, BH12**

**£315,000 FREEHOLD**

A very spacious four bedroom end of terrace house situated within Branksome just a short walk away from local amenities as well as the local train station. The house would benefit from refurbishment however offers huge potential with many character features, sunny plot, large rooms, no chain and off road parking.

Four Bedrooms | End of Terrace | Character Features | Requires  
Modernisation | Huge Potential | Sunny Plot | Flexible Accommodation |  
Off Road Parking | No Chain

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

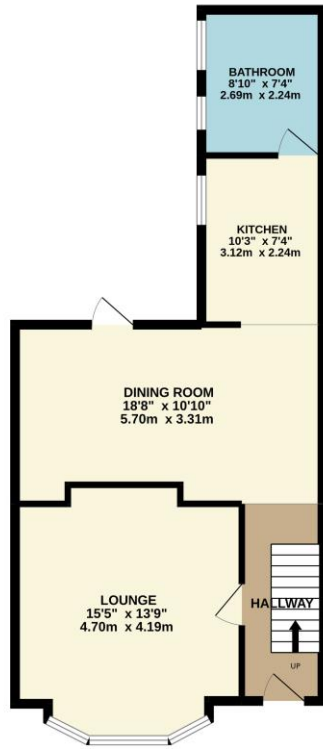
The house is accessed via a flight of stairs next to the off road parking space. The front door leads into the hallway which is open through to the kitchen/diner area. The living room is situated at the front of the house with a feature high ceiling, fireplace and a bright bay window.

The kitchen is open to the large dining space and includes a range of base and eye level work units with space and plumbing for domestic appliances. There are french doors from the dining room giving direct access onto the patio and sunny rear garden. There is shower room at the back of the house accessed off the kitchen comprising a shower cubicle, WC and wash hand basin.

A flight of stairs from the hallway leads up to the first floor. Upstairs there are four bedrooms all with high ceilings and bright windows. They are flexible rooms with bedrooms three and four ideally used as a study or nursery.

Outside the deceptively large rear garden catches the afternoon sun. To the front is an allocated off road parking space. The property offers huge potential however requires refurbishment and gardening works. No chain.

GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, 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*

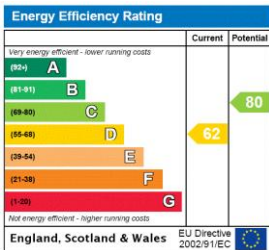
**COUNCIL TAX BAND: C**

**TENURE: Freehold**

**LOCAL AUTHORITY: BCP Council**

**AT A GLANCE**

- Four Bedrooms
- End of Terrace
- Character Features
- Requires Modernisation
- Huge Potential
- Sunny Plot
- Flexible Accommodation
- Off Road Parking
- No Chain



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