



116 WHEATON ROAD
BOURNEMOUTH
BH7 6LL

FREEHOLD
GUIDE PRICE
£400,000 - £425,000

“A three bedroom
detached family home
with off road
parking less than a
mile to Southbourne
high street”

Winkworth

for every step...

GUIDE PRICE £400,000 - £425,000

Three Bedrooms
Two Reception Rooms
Two Bathrooms
Immaculately Presented Throughout
Kitchen / Breakfast Room
Re Wilded Rear Garden
Close To Local Amenities
Off Road Parking

EPC: E | COUNCIL TAX: C | FREEHOLD

01202 434365





Why Wheaton Road?

Wheaton Road is conveniently located approximately one mile from Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 1.3 miles away where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side bars and restaurants to take in along the way, whatever you decide, there is something for everyone.

This three bedroom detached family home is well presented throughout. The open plan kitchen / breakfast room has a range of fitted cupboards with country kitchen style floor tiling to complement. A door leads through to a ground floor bathroom with wash hand basin and WC. The lounge / dining room enjoys a dual aspect, flooding the room with natural light with wooden flooring running throughout and a working fireplace.

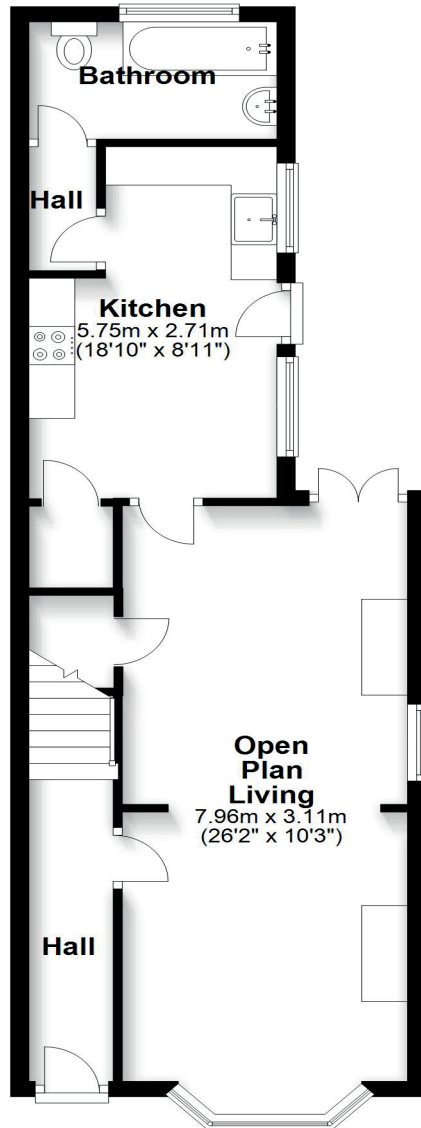
Located on the first floor are three bedrooms, all serviced by the family shower room with a corner shower unit, wash hand basin and wc with fully tiled walls and flooring.

Outside, the property enjoys a good sized garden with a patio area providing the ideal space for al fresco dining. A paved area to the front provides off road parking.



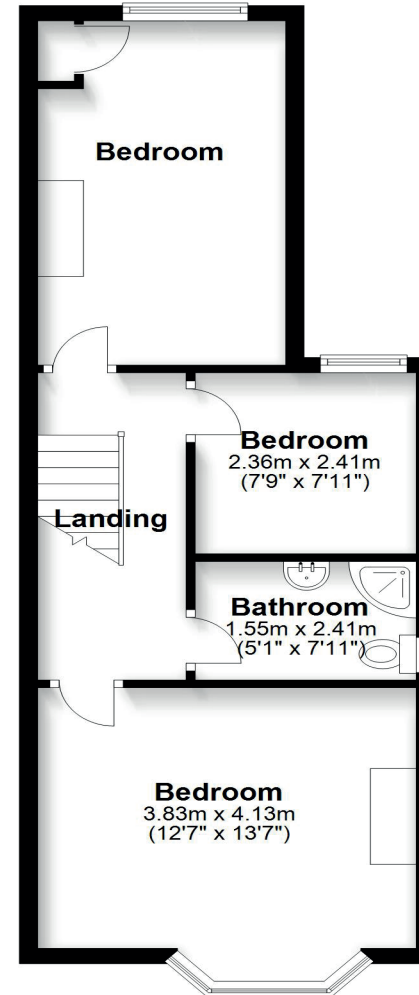
Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

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 don't 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.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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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