



14 GAINSBOROUGH
ROAD
BOURNEMOUTH
BH7 7BD

FREEHOLD
GUIDE PRICE
£775,000-£800,000

“A substantial five
bedroom, two
reception, two
bathroom, detached
family home in a
sought after location
with off road parking
and garage”

Winkworth

for every step...

GUIDE PRICE £775,000-£800,000

Five Double Bedrooms
Two Bathrooms
Spacious Kitchen
Two Reception Rooms
Home Office Area
Sought After Location
Off Road Parking
Garage

EPC: D | COUNCIL TAX: F | FREEHOLD

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Why Gainsborough Road?

This exceptional family home enjoys a convenient location in the heart of Old Littledown. Old Littledown enjoys leafy tree lined avenues with most of the properties built circa 1930. 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 play park for the little ones, a lake and picnic areas. It has good primary and secondary schools making this a very family friendly area. Local bus routes are approximately 100 meters away with Pokesdown train station less than a mile away for anyone looking to commute. Southbourne's vibrant high street is approximately 1.5 miles away where you can find an array of shops, cafés, bars and restaurants to enjoy.

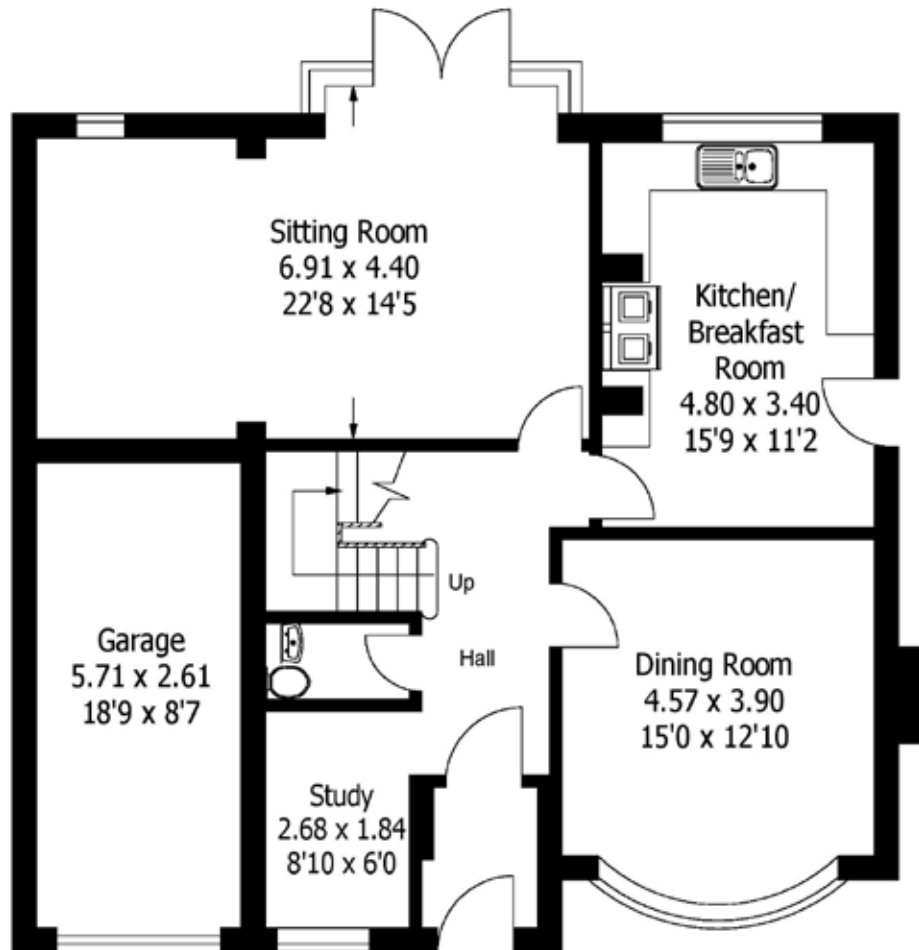
This substantial family home has been extended by its current owners. The kitchen is well equipped with space for casual dining and a door leading to the side of the property. The dining room enjoys a large bay window to the front while the second reception room is to the rear with patio doors providing direct access to the west facing rear garden. There is a further ground floor study.

There are five double bedrooms located on the first floor with the primary bedroom enjoying a large en-suite shower room. The family bathroom includes a bath with over head shower, wash hand basin and wc.

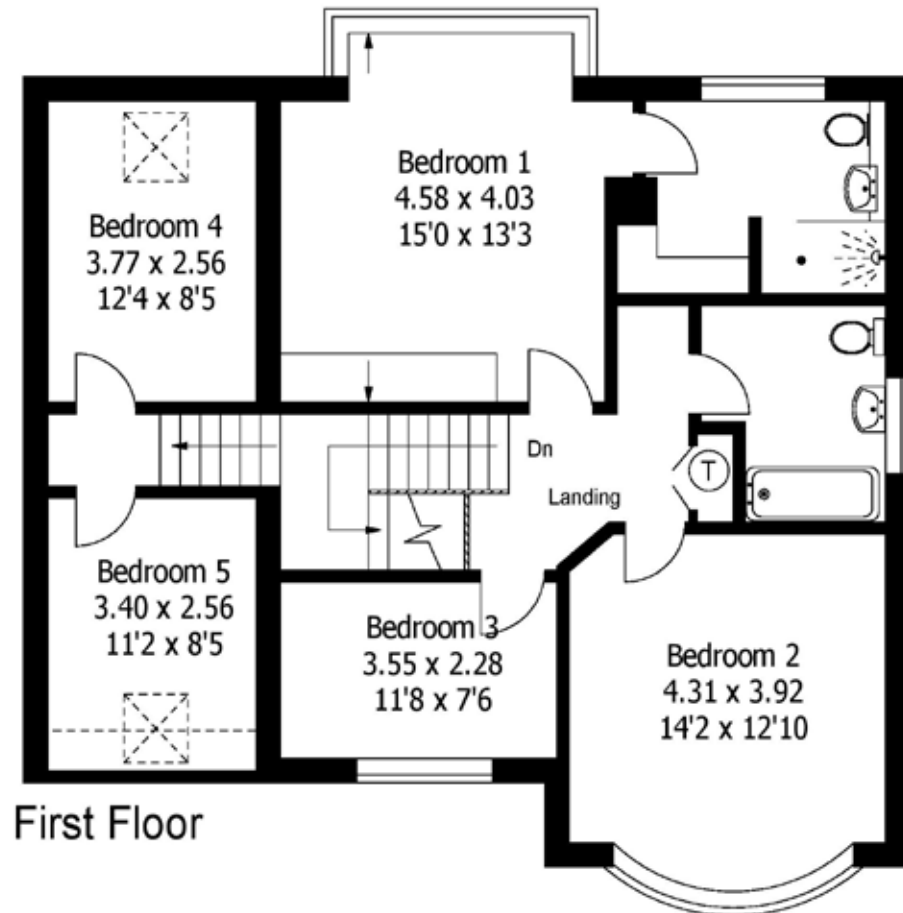
Outside, the garden is adorned with mature trees and shrubs offering a good degree of seclusion with the remainder laid to lawn. The front provides off road parking for several vehicles.



Approximate Gross Internal Area :- 196 sq mt / 2104 sq ft



Ground Floor



First Floor

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

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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.”

Winkworth

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