



Wimborne Road, Dorset, BH2

£350,000 *Freehold*



Winkworth are pleased to offer this versatile well-presented two double-bedroom end of terrace property located in a popular residential area.

KEY FEATURES

- End of terrace house
- Two ground floor bedrooms
- Loft room with ensuite
- Shower room
- Fitted kitchen
- Lounge diner & Conservatory
- Garage and further gated off road parking
- Planning permission granted for formal loft conversion



Westbourne

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DESCRIPTION

Nestled in the sought-after Dean Park area, this impressive end of terrace house offers spacious and flexible living in a prime location. Perfectly positioned close to the vibrant town centre and the tranquil surroundings of Meyrick Park, the property benefits from the best of both convenience and green open spaces. With excellent transport links nearby, daily commutes and weekend outings are effortless.

The ground floor of the house features two well-proportioned bedrooms, providing comfortable accommodation for family or guests. The welcoming lounge diner is ideal for both relaxing and entertaining, while the adjoining conservatory bathes the home in natural light and provides direct access to the garden—perfect for those seeking a peaceful retreat. A modern, fitted kitchen comes complete with practical storage and ample workspace, creating a hub for family meals or entertaining.

Upstairs, a versatile loft room awaits, complete with its own stylish ensuite—an ideal space for a master bedroom, home office, or guest suite. Notably, planning permission has been granted to fully convert the loft space, offering exciting potential for further expansion to suit your needs. The property also includes a contemporary shower room, ensuring convenience across all floors.

Practicality abounds outside, with a secure gated driveway, garage, and further off-road parking, providing ample space for vehicles. This coveted location ensures the essentials are always close at hand, with excellent schools, parks, shops, and leisure amenities within easy reach.





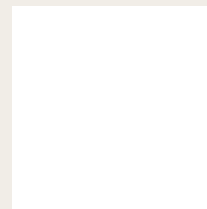
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260086>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

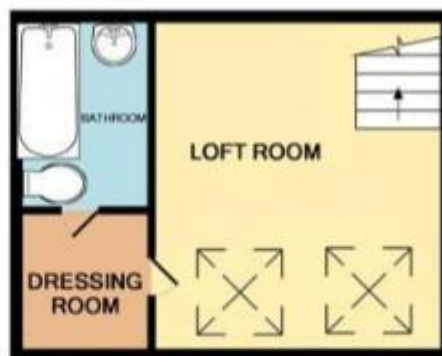
Council Tax Band: C

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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