



NETHERHALL GARDENS, BOURNEMOUTH, DORSET, BH4

£575,000 SHARE OF FREEHOLD

A very well presented three bedroom house situated on the popular Netherhall Gardens development in Westbourne. The property comprises of spacious, modern accommodation throughout with a sunny rear garden and garage. Westbourne is a short level walk away and boasts a variety of popular shops, bars and restaurants.

Three bedrooms | Large lounge diner | Modern kitchen | Contemporary bathroom | South facing rear garden | Garage | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

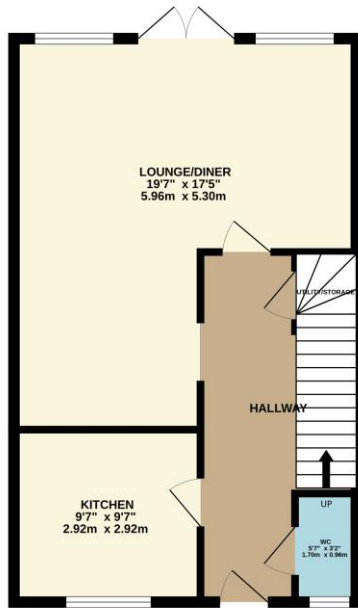
A private path past the lawned front garden leads to the front door and into the entrance hall of the house, which accommodates; a WC and doors to principal rooms.

The large lounge diner is a particular feature of the property, enjoying a south aspect with French doors and windows overlooking the private rear garden and there is ample space for a dining table. The modern kitchen is fitted with a range of white base & eye level work units with integrated appliances.

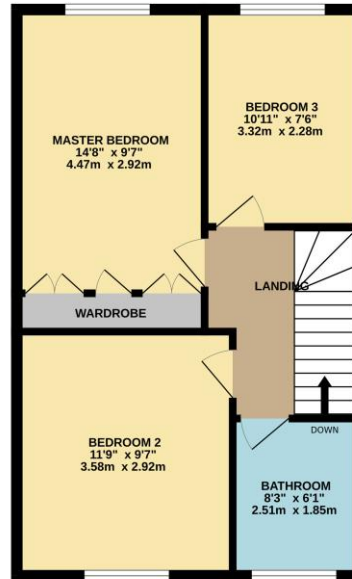
On the first floor, there are three bright bedrooms, all with space for freestanding furniture and the benefit of fitted wardrobes to the master and views over the rear private garden. The bathroom is fully tiled and comprises of a suite to include WC, hand wash basin inset into a vanity unit, a bath with shower above and a separate cubicle shower.

The rear garden is laid to lawn with a paved area for outside dining and a bright and sunny south aspect. A garage is conveyed with the property.

GROUND FLOOR



1ST FLOOR



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

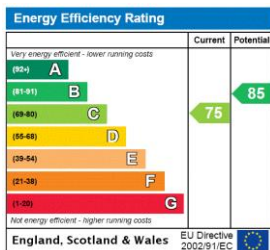
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: bcp

AT A GLANCE

- Three bedrooms
- Large lounge diner
- Modern kitchen
- Contemporary bathroom
- South facing rear garden
- Garage
- Close to Westbourne



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