



95 IRVING ROAD
BOURNEMOUTH
BH6 5BH

FREEHOLD
ASKING PRICE
£385,000

“A well presented, two
double bedroom, two
reception room,
detached bungalow
with off road parking
just 750 metres to
Southbourne’s vibrant
high street ”

Winkworth

for every step...

ASKING PRICE £385,000

Well Presented Throughout
Two Double Bedrooms
Open Plan Lounge / Dining Room
Conservatory
Recently Re Fitted Kitchen
Modern Bathroom
Off Road Parking
750 Metres To Southbourne High Street
South Facing Rear Garden

EPC: D | COUNCIL TAX: D | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Irving Road?

Irving Road is conveniently located just 750 metres to Southbourne high street which has been rejuvenated over recent years to include a range of independent cafés, restaurants and convenience shops. Southbourne enjoys excellent transport links along with Pokesdown train station for anyone looking to commute.

Southbourne cliff tops are less than a mile away where you can enjoy the panoramic views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag and you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier, along with a number of beach side bars, restaurants and cafés. Whatever you choose to do, there is something for everyone.

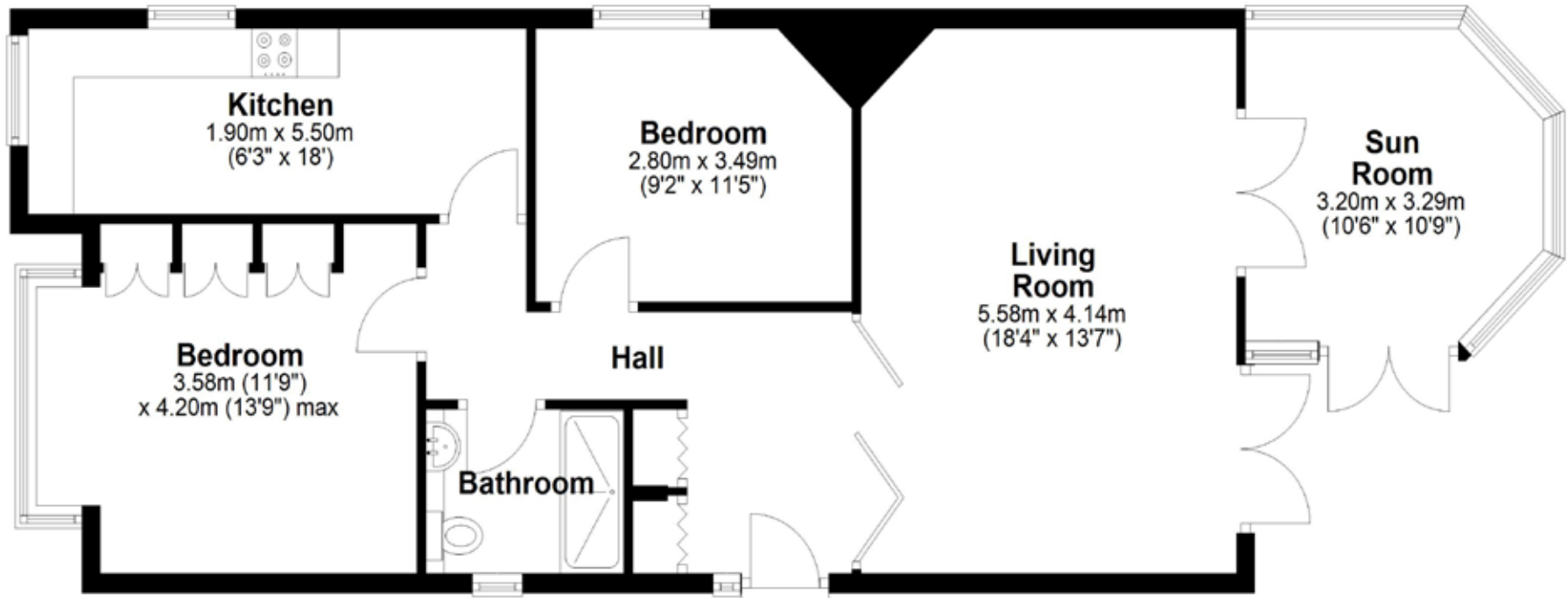
This two double bedroom detached bungalow is well presented throughout. The open plan lounge / dining room is light and airy with two sets of double doors, one leading directly out to the rear garden and the other leading through to a spacious conservatory.

The kitchen has been recently re fitted to include a range of fitted cabinets, integrated oven and hob with space and plumbing for further appliances. Both bedrooms are generous in size with the primary benefiting from built in wardrobes. The modern family bathroom features a large walk in shower, vanity unit with built in wc and wash hand basin and tiled flooring. Outside, the south facing garden enjoys a patio area, ideal for outdoor entertaining with the remainder laid to lawn and a storage shed.



Ground Floor

Approx. 82.2 sq. metres (884.8 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

DISCLAIMER:

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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.”

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