



SURREY ROAD, POOLE, BH12

£375,000 FREEHOLD

A superbly presented two bedroom semi-detached house which is situated adjacent the Coy Pond gardens whilst also being near close to local amenities and good transport links. The property is in good order with bright modern accommodation throughout, ample off road parking and a private rear garden. Offered with vacant possession.

Semi-detached house | Two generous double bedrooms | Two spacious reception rooms | Modern kitchen and bathroom | Sunny garden | Three off road parking spaces (two to front and one to the rear) | Chain free

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

Step inside this charming Victorian semi-detached house in the sought-after area of Branksome, Poole. Dating back to 1886, this traditional property boasts a wealth of period features, from picture rails to a cast iron fireplace in one of the two spacious reception rooms.

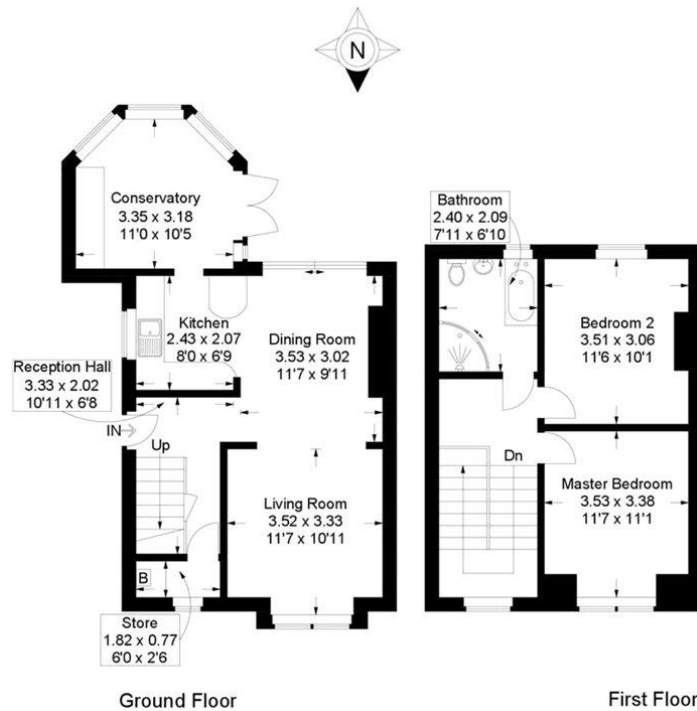
As you explore the home, you'll discover two generous double bedrooms, a modern family bathroom with underfloor heating, and a fully boarded loft offering ample storage space. With scope to extend with planning permission previously granted for a full-aspect extension, the possibilities for this property are endless.

Outside, the south-facing garden is a true oasis, complete with mature magnolia and palm trees, low-maintenance paving, and three off-road parking spaces. Nearby, you'll find the leisure and shopping facilities of Westbourne, with a range of independent shops, restaurants, and coffee shops. Make sure to visit the beautiful Coy Pond Gardens, just a stone's throw away, perfect for picnics and leisurely strolls.

This property is perfect for families and first-time buyers looking for a blend of character and modern convenience.

Surrey Road, Poole

Approximate Gross Internal Area = 85.2 sq m / 918 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

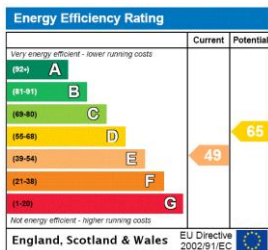
COUNCIL TAX BAND: C

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Two spacious reception rooms
- Modern kitchen and bathroom
- Sunny garden
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