



## 45 Wheaton Road

Pokesdown, BH7 6LH

**OFFERS IN EXCESS OF - £375,000**

**Winkworth**







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## Three double bedroom, semi-detached home with open plan kitchen / diner Perfectly situated for beautiful local parks and amenities

The property is well presented and provides an array of traditional features including wooden flooring throughout the downstairs and a stunning feature fireplace in the lounge.

The open plan kitchen and diner is incredibly spacious and the kitchen benefits from modern light oak units with a range of built-in appliances. A single door opens onto the picturesque garden. The large lounge boasts wooden flooring and a large bay window with ample space for a range of furniture.

Moving upstairs via the traditional spindle staircase, you have three double bedrooms. Bedroom one to the front of the property is the largest and has a feature fireplace. Bedroom two and three are also double rooms all are serviced by the shower room with w/c and washbasin.

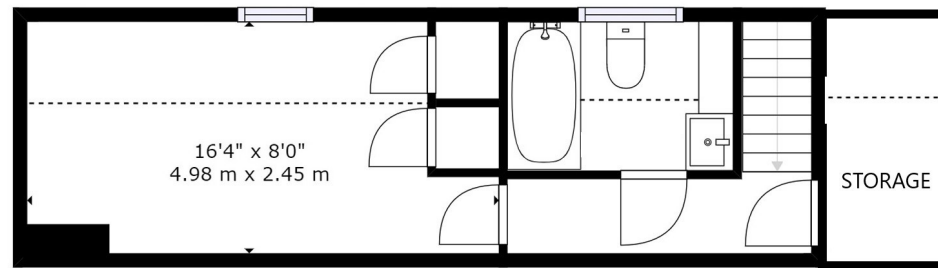
Outside of the property the rear garden is a relaxing and tranquil area in which to relax and the front of the property has a small fenced garden area.

Popular Location | Excellent School Catchments | **Three** Double Bedrooms |  
Modern Kitchen | open-plan Living Space | Downstairs w/c

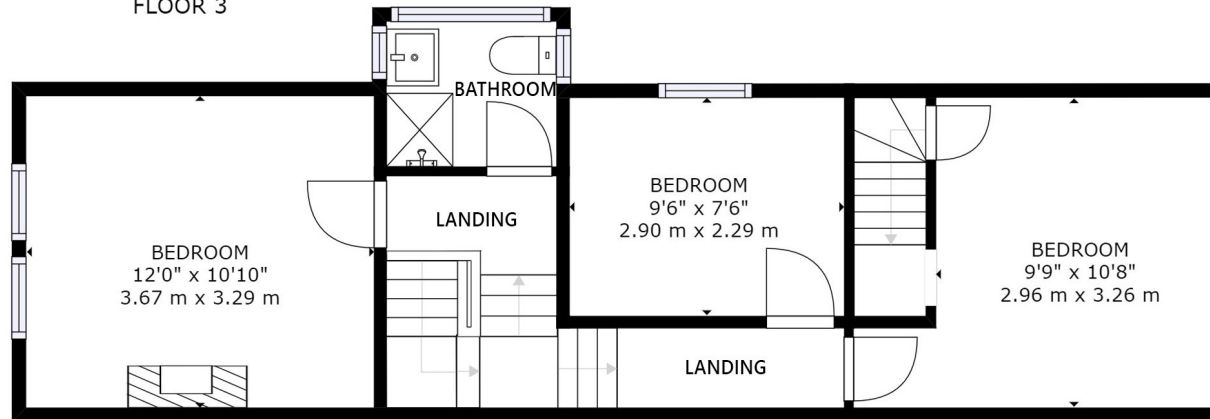
Freehold | EPC: TBC | Council Tax: C



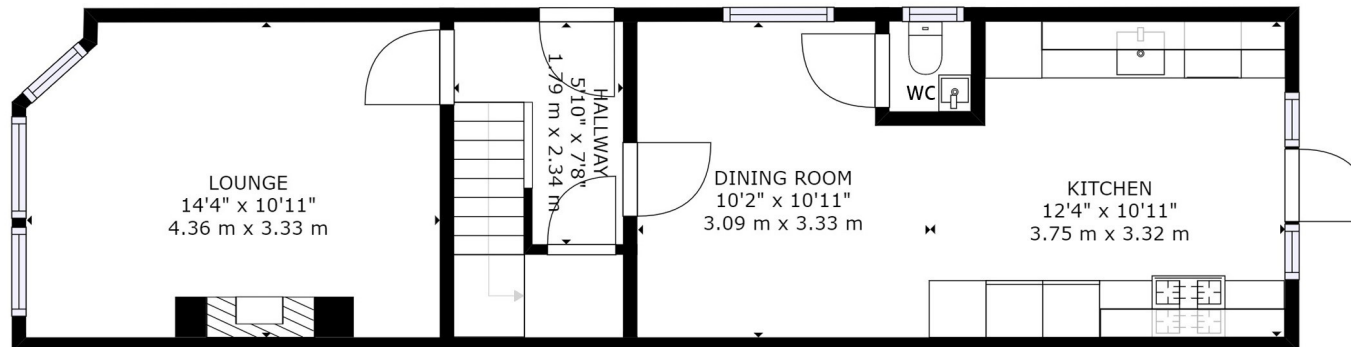




FLOOR 3



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 470 sq. ft, 44 m<sup>2</sup>, FLOOR 2: 458 sq. ft, 43 m<sup>2</sup>  
 FLOOR 3: 152 sq. ft, 14 m<sup>2</sup>  
 TOTAL: 1080 sq. ft, 100 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Pokesdown is a suburb of Bournemouth and neighbours both Boscombe and Southbourne. Pokesdown High Street offers a varied shopping experience with a number of Antiques shops, Vintage emporiums, Bakery's, and cafes. The area benefits from being near several local attractions including the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.





## Winkworth Southbourne

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