



FLAT 4 CARBERY WOOD
3-5 TUCKTON ROAD
CARBERY ESTATE
BH6 3HW

ASKING PRICE £325,000

“ A spacious 2 double bedroom apartment with scope to modernise, with private entrance, garage and garden, set in an enviable location close to local amenities.”

Winkworth

for every step...

ASKING PRICE £325,000

Two Double Bedrooms
Private Entrance
Off-Road Parking
Garage
Garden
Spacious Living/Dining
No Forward Chain
Close to local shops & Amenities

EPC: TBC | COUNCIL TAX: E | SHARE OF FREEHOLD

01202 434365
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Why Carbery Wood?

Carbery Wood is located on Tuckton Road, being a short distance to Southbourne high street and Tuckton with walks along the river Stour to Hengistbury head, Tuckton reas gardens and the picturesque Wick Village. The property is accessed via a private entrance with stairs leading up to a spacious hall landing. The property enjoys a dual aspect lounge / dining room flooded with natural light and ample space for lounge and dining furniture. The kitchen / breakfast room is also dual aspect with a range of wall and base mounted unit and space and plumbing for appliances.

Both bedroom are double in size and are serviced by the family bathroom which includes a bath with hand held shower, vanity unit with built in wash hand basin and wc, with fully tiles walls and vinyl flooring.

The rear garden has been laid to lawn, there is currently no fence panels dividing but could be easily erected. There is a shared driveway leading to a single garage with up and over door.

Why Southbourne?

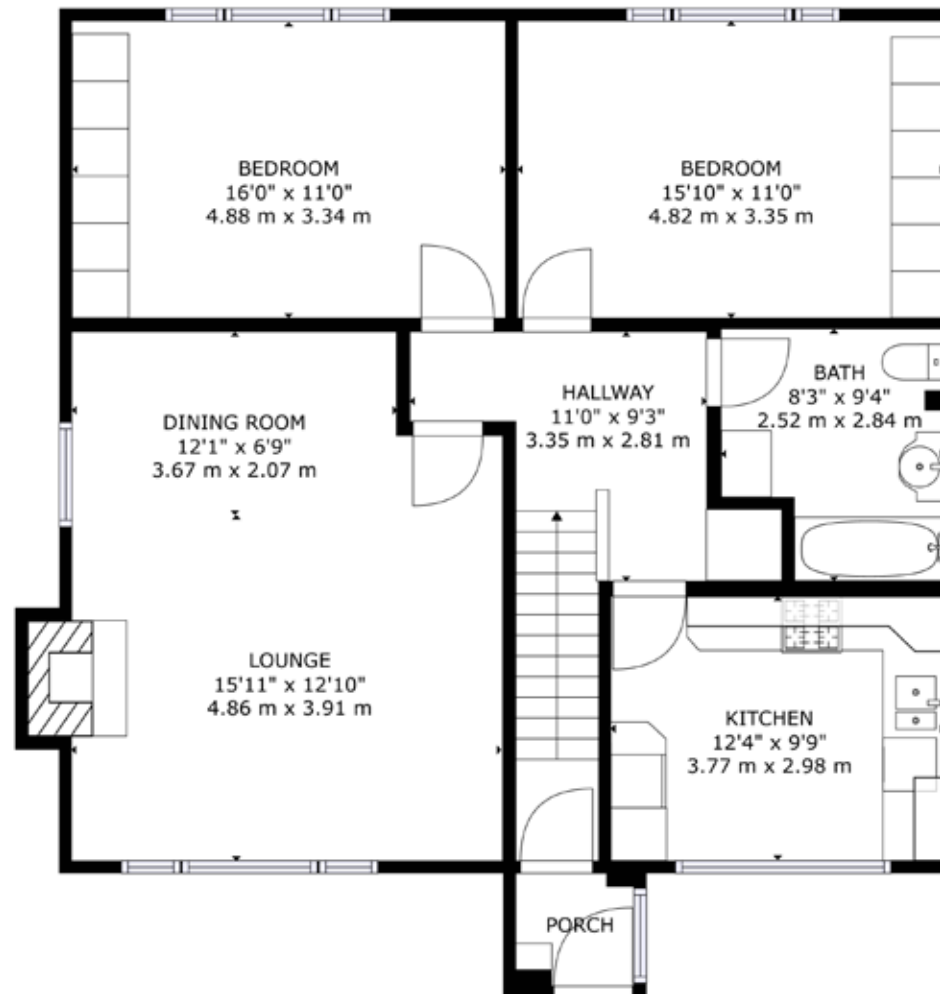
Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport links with a bustling and vibrant high street which over recent year has been rejuvenated to include many independent café's, restaurants, delicatessen and boutique style shops.



Why Tuckton / Wick?

Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1074 sq. ft, 100 m², EXCLUDED AREAS:
 PORCH: 18 sq. ft, 2 m²
 TOTAL: 1074 sq. ft, 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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