



28 OLD PRIORY ROAD
BOURNEMOUTH
BH6 3AQ

FREEHOLD
GUIDE PRICE
£450,000 - £475,000

“A three bedroom
semi-detached family
home with off road
parking for one
vehicle, just 350
metres to Tuckton
and less than a mile
to Southbourne high
street”

Winkworth

for every step...

GUIDE PRICE £450,000 - £475,000

Three Bedrooms
Two Reception Rooms
Spacious Through Lounge / Dining Room
Conservatory
Low Maintenance Garden
Off Road Parking For One Vehicle
Excellent School Catchment

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





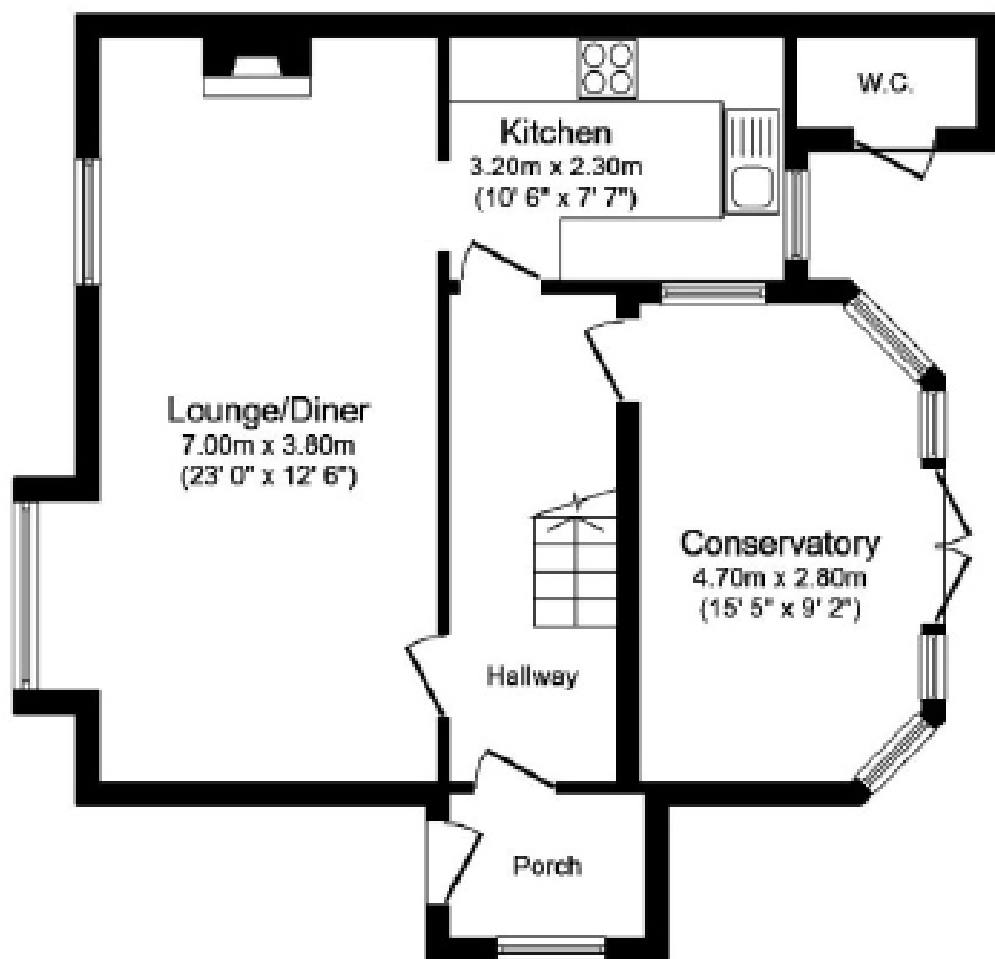
Why Old Priory Road?

Old Priory Road is quietly tucked away yet conveniently located just 350 metres to Tuckton and Wick. Tuckton high street enjoys a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. 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. Southbourne beach is less than a mile away with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is also less than a mile away for anyone looking to commute.

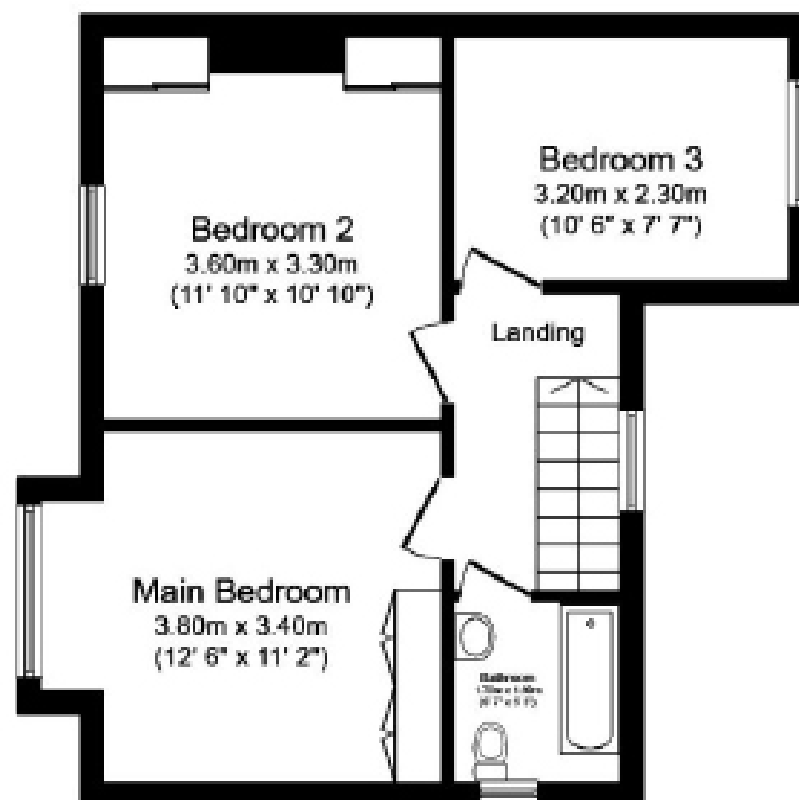
The property enjoys a spacious through lounge dining room, flooded with natural light with an arch leading into the kitchen which is well equipped with a range of cabinets and integrated oven with space and plumbing for washing machine and fridge / freezer. The conservatory provides direct access to the rear garden.

There are three bedrooms located on the first floor, two double in size and a single. All bedrooms are serviced but the family bathroom which includes a bath, wash hand basin and wc.

Outside, the rear garden provides the ideal outside space for entertaining and has been laid to patio with low maintenance in mind. To the front there is off road parking for one vehicle.



Ground Floor



First Floor

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.



Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...