

Surrey Road, Poole, BH12 1HJ



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Come and view this charming, Victorian 2-bedroom semi-detached home, which offers modern living with spacious interiors and generous parking at the front and rear.

Step inside to find a contemporary, bright hallway with ample under-stairs storage, and access to the spacious lounge/diner. This then flows into a well-appointed modern kitchen with integrated appliances. To the rear, a bright and versatile conservatory adds a fantastic bonus space. Used currently as a utility, with integrated appliances, additional counter space and plumbing, it could also be ideal for a home office, playroom, or an additional sitting room.

Upstairs, the property boasts two generous double bedrooms and a modern bathroom with underfloor heating, making it an ideal home for couples or small families. From the landing you can access the fully boarded loft with built-in shelving for additional storage.

Step outside to a private, low-maintenance south-facing rear garden, thoughtfully designed and ideal for summer socialising!

There's added convenience of three parking spaces: two to the front, and one to the rear.

This immaculate home is being offered CHAIN FREE and is ready to go for the right buyer.





What the owner says.

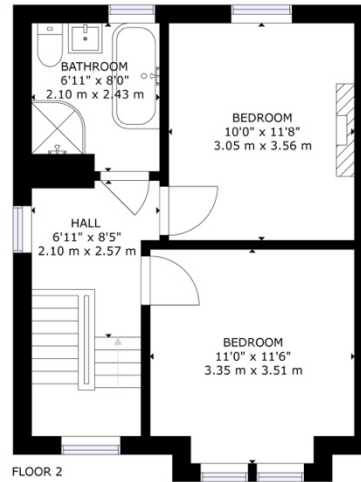
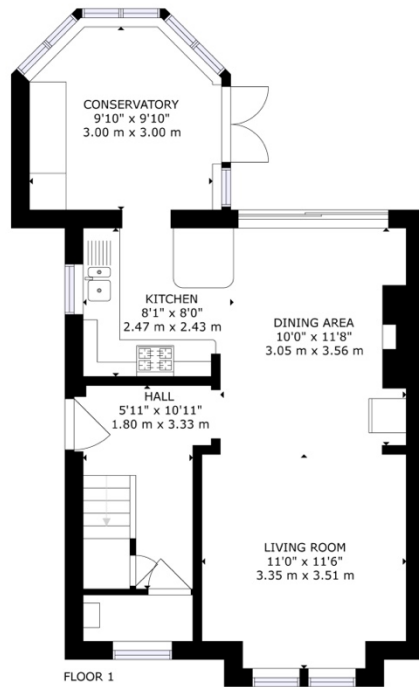
“We bought the property for its charm and its location close to Westbourne and green spaces. Living here we found all the neighbours to be really friendly and supportive, and all of them have lived there for a number of years. The garden is a delight, particularly in summer when it gets a lot of sunshine throughout the day due to being south facing. The house is bright and airy in the lighter months and very cosy in winter. It really comes to life when you fill it with plants and there is plenty of room for you to inject your own style into the property. The location is highly convenient, and we used to regularly stroll up to Westbourne.”



Where it is.

Conveniently located close to the charming area of Westbourne, Bournemouth town centre, and the beach, this property provides easy access to local amenities and transport links, including the nearby train station ideal for commuters. Coy Pond is a stunning area with a stream and duck pond and takes you directly down to Bournemouth pleasure gardens where you walk into the centre and in turn the award-winning beaches.





GROSS INTERNAL AREA
 FLOOR 1: 396 sq.ft, 37 m², FLOOR 2: 396 sq.ft, 37 m²
 EXCLUDED AREAS: CONSERVATORY: 88 sq.ft, 8 m²
 TOTAL: 792 sq.ft, 74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Katie Fox
 ESTATE AGENTS

Technical bits.

- Approx 880 Sq. Ft in accommodation
- Chain Free
- Modern throughout
- Parking at the front & rear
- Desirable location
- EPC - E
- Council tax band - C
- 2 bedroom semi-detached house
- Bonus conservatory
- Sunny garden

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.