



Estate Agents



Auctioneers

Roscrea Drive, Wick, Bournemouth, BH6 4LU

£725,000 – Freehold

Completely Re-furnished Three Bedroom, Two Bathroom Detached Bungalow
Entrance Porch | Lounge | Modern Kitchen | Conservatory | Three Double Bedrooms
En-Suite Shower Room to Master Bedroom | Bathroom and Separate WC | Garage | Off Road Parking | Gardens

We are delighted to offer for sale this completely refurbished three bedroom, two bathroom detached bungalow set in a cul de sac location in the heart of Wick just a short walk to the picturesque riverside of the Stour and the nature reserve at Hengistbury Head. Southbourne's sandy beaches are just under a mile away and local shops at Tuckton are also nearby. This property benefits from gas central heating, double glazing and is a must see!

Upon entering the property you are greeted by a porch which is handy for shoes and coats to be hung, beyond this is an open-plan living area with access to all rooms. The kitchen is modern and benefits from integrated appliances including oven, gas hob, fridge/freezer and washing machine, and an island offers additional worktop space and storage. The kitchen/diner is open-plan to the conservatory giving a really spacious feel overlooking the garden, this room is ideal for entertaining. There is also access to the integrated garage from conservatory.

All three bedrooms are doubles and have a bright and airy feel, the main bedroom benefits from a fully tiled en-suite shower room with w/c and basin. The main bathroom features bathtub, separate shower cubicle and basin, is fully tiled throughout and has a window for ventilation, there is also a separate w/c with basin.

Outside there is a private rear garden, mainly laid to lawn with a patio area, shrub borders and a shed; the garden is enclosed by a brick wall offering extra privacy and there is side access leading to the front of the property. The front garden is laid to lawn with tropical palms along with a driveway for parking.

Council Tax Band: E

EPC Rating: to be confirmed







Total Area: 123.2 m² ... 1327 ft²
All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

