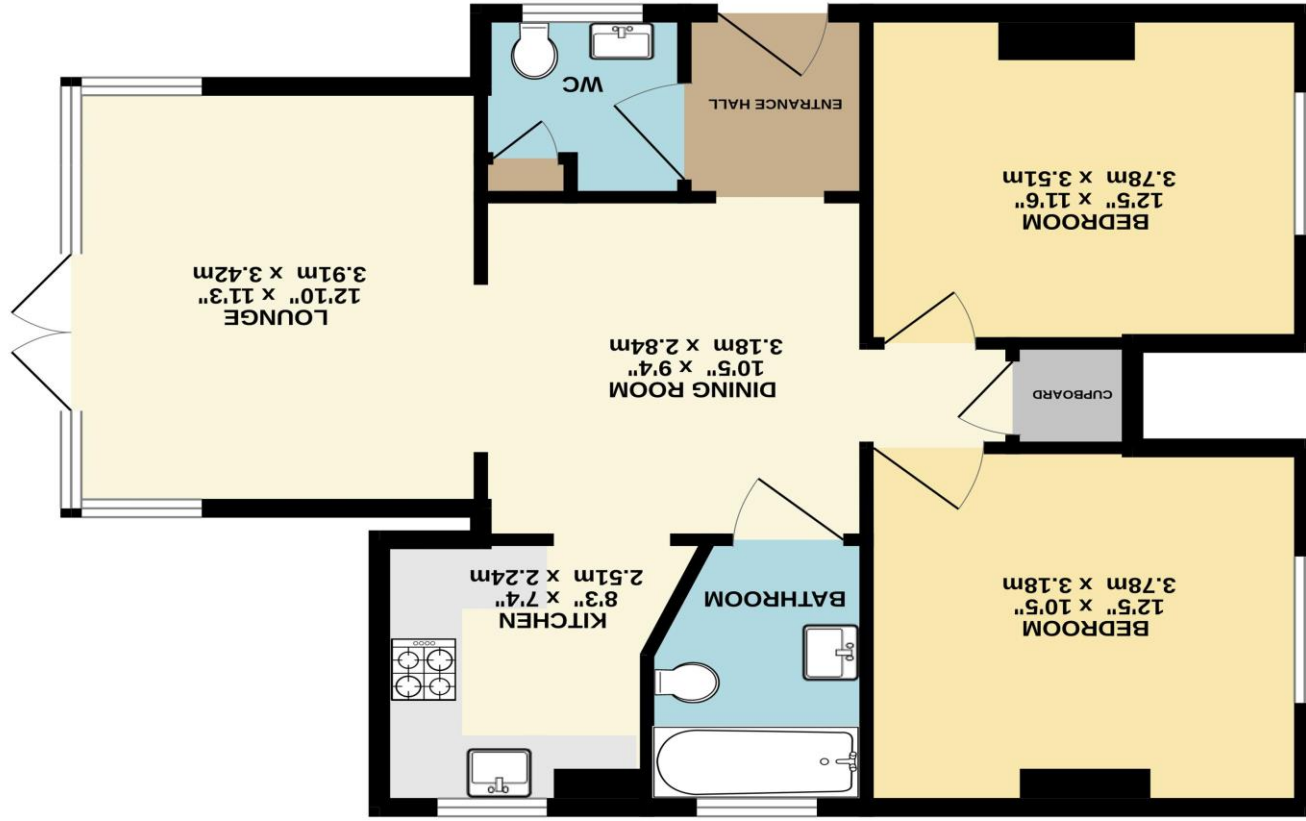


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 709 sq.ft. (65.9 sq.m.) approx.



Wyncombe Road, Bournemouth, BH5 2JU

£325,000 – Freehold

**Two Bedroom Ground Floor Freehold Flat | Entrance Hallway | Wc | Dining Room | Lounge | Kitchen | Bathroom
Two Double Bedrooms | Rear Garden | Driveway with Parking For 2 Cars**

Take advantage of this rare opportunity to purchase a beautifully presented two-bedroom ground-floor garden flat, benefiting from a freehold title. Located in a quiet yet convenient area, this property is just a short walk from the popular Southbourne Grove, which boasts a vibrant selection of local shops, bars, and restaurants. Additionally, Pokesdown train station is nearby, providing easy access to Bournemouth and London Waterloo. The flat features UPVC double glazing, gas central heating, two spacious double bedrooms, a dining room, and an extended lounge with a vaulted ceiling. It also includes a modern kitchen, a stylish bathroom, a private rear garden, and parking for two cars. We highly recommend scheduling a viewing.

Upon entering through the side door, you'll find an entrance lobby. To the right is a useful cloakroom with a wash hand basin and a large storage cupboard. The lobby leads into the central dining room, which has doors connecting to all the main rooms. At the front of the flat, there are two well-sized double bedrooms with double-glazed windows. The modern bathroom is equipped with a bath/shower, WC, and basin.

The compact kitchen is thoughtfully designed, featuring a contemporary range of wall and base units with work surfaces, a sink, a built-in oven and hob, a built-in washer/dryer and a dishwasher with space for a fridge-freezer. The dining room opens into the impressive rear extension that serves as the main lounge area. This beautiful room features double French doors and large windows that open to the garden, along with a vaulted ceiling equipped with additional windows.

At the front of the property, there is a driveway offering off-street parking for two cars, as well as a gate leading to the garden. The rear garden features a patio area and provides a secluded atmosphere.

Tenure: Freehold
EPC Rating: 68 | D
Council Tax Band: B

