



Estate Agents



Auctioneers

Wilfred Road, Boscombe Manor, Bournemouth, BH5 1ND

Guide Price £550,000

Character Six Bedroom, 4 Bathroom Attached House | Porch | Hallway | 17' Lounge
15' Dining Room/TV Room | 18' Kitchen/Breakfast Room | Downstairs W/C & Utility
Room | Inner Lobby | Ground Floor Bedroom with En-Suite | Landing
Three En-Suite First Floor Bedrooms | Two Second Floor En-Suite Bedrooms
Off Street Parking | 50' Secluded Rear Gardens | No Chain



A rare opportunity to purchase a very well presented six bedroom, four bathroom, attached character house situated in an exclusive location in Boscombe Manor just a short walk to the stunning clifftop at Southbourne and beaches at Boscombe Spa. The property offers spacious and flexible accommodation set over three floors totalling 2,200 sqft ! The list of benefits include UPVC double glazing, gas central heating, two spacious reception rooms, 18' modern kitchen/breakfast room plus a utility room and w/c, ground floor bedroom/study, three first floor bedrooms fitted with plantation shutters (two with en-suite facilities) and two further bedrooms on the second floor - again with en-suite facilities. Outside, there is ample parking and a secluded rear garden.

The property retains many period features and feels spacious throughout. The 'Tardis like' accommodation starts on the ground floor with generous porch and hallway, there are two large reception rooms and an 18' kitchen/breakfast room fitted with an extensive range of wall and base units, along with a useful w/c and utility space. On the ground floor there is also a bedroom with en-suite shower, which could be used as an office, and has its own private entrance.

On the first floor there are two large double bedrooms, both with en-suite shower rooms, a third bedroom and a family bathroom. Rising to the top floor you'll discover a further two bedrooms, both with en-suite toilets.

Outside, the secluded rear garden is approximately 50' in length and enjoys a sunny westerly aspect with patio & large lawn. There is off road parking for two cars to the front.

Vacant Possession. The property has been in regular use as a holiday let with annual income of approx. £16,000 for 6 months usage. Further details upon request.

Council Tax Band: F

Energy Rating: E



Total Area: 205.0 m² ... 2206 ft²
All measurements are approximate and for display purposes only



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