



£374,950

13b Wycliffe Road, Bournemouth, BH9 1JP



SAXE COBURG™

Property Experts







#### **Property Description**

This detached house built in 2017 has been designed to offer well-planned accommodation. In excellent condition throughout the current owners have improved and enhanced the property with modern decor to create a lovely inviting home.

Accommodation comprises of a spacious entrance hall with large walk-in under stairs storage cupboard, ground floor W.C. with vanity sink unit, good size lounge with front aspect window (could be used as a third bedroom .) A bright and airy open plan kitchen/diner/day space to the rear of the house with access to the garden via double opening French Doors. The kitchen comprises of cream coloured shaker style units with complimenting wood block work surface areas with matching upstands, integrated fridge & freezer, dishwasher and washing machine, built-in Neff oven, gas hob with extractor hood above, white ceramic sink with window above overlooking the garden. A useful breakfast bar with plenty of space for high seating adjoins the dining /day space.

Bedroom one has two velux windows with built-in blackout blinds, built-in wardrobes and under eaves storage. Bedroom two has a large walk-in wardrobe/storage cupboard and under eaves storage. The bathroom has modern, fully tiled walls and tiled floor, chrome ladder style towel rail, vanity sink unit and wall mounted mirror with lighting.

Externally this house has the advantage of a south facing garden which comprises of a patio with adjoining lawn, to the side of the house is an undercover storage area and access gate. Fixed to the rear of the property is a pull out blind providing shade to the patio area, there is outside lighting and a water tap. A small development of only three houses ,well positioned and set back from the road , accessed via a private driveway. Each house has allocated parking and there is a visitor parking space.

#### **Location**

Situated just a five minute level walk to Winton High Street, close to amenities and only approximately two miles to Bournemouth town centre. Winton has a mix of independent retailers and eateries as well as well know chain shops, there are green spaces nearby at Winton Recreation Ground and Meyrick Park. Just under two miles away is The River Stour where scenic walks can be enjoyed, The popular Castlepoint Shopping Centre is just over two miles distance, under three miles away is Bournemouth Pier and seven miles of glorious sandy coastline.

#### **Agents Note**

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg Ltd.

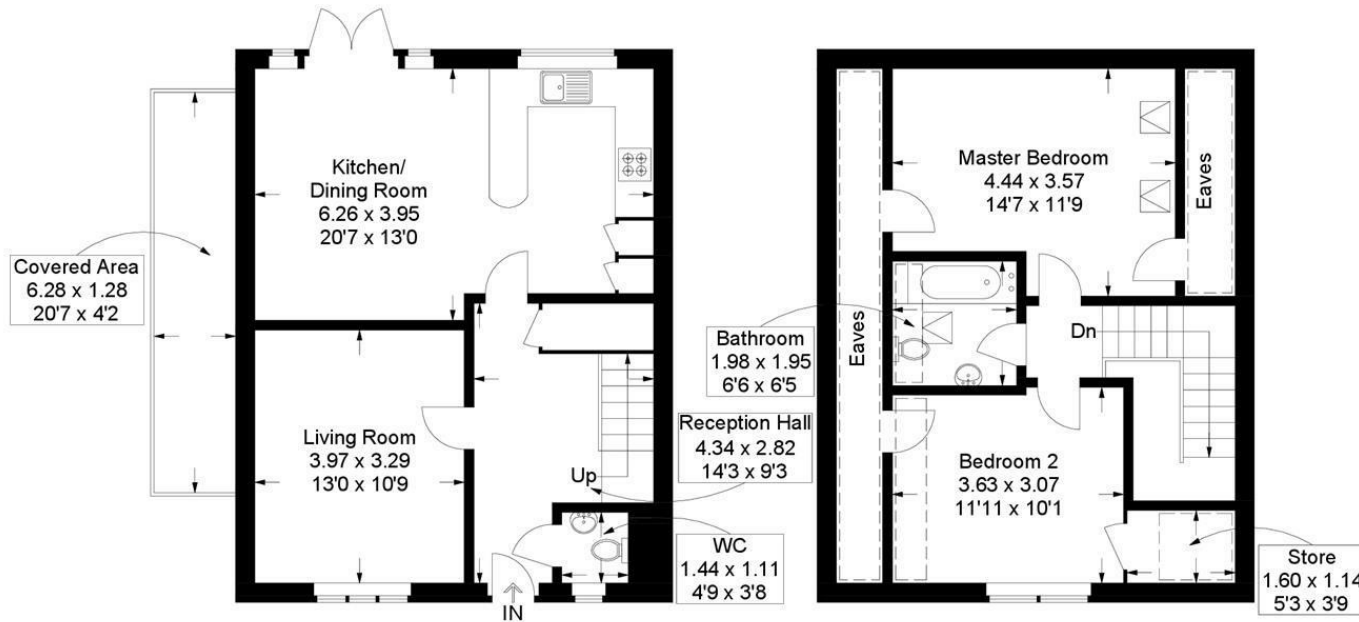


#### **FEATURES & SPECIFICATIONS**

- Convenient private location
- Gas central heating (Combination boiler, 3 years old with a 10 year guarantee )
- UPVC Double Glazed
- Remainder of New Build Guarantee
- Quality oak internal doors
- Engineered oak flooring
- South facing garden
- Allocated car parking space

# Wycliffe Road, Bournemouth

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 10.7 sq m / 115 sq ft  
 Total = 101.5 sq m / 1092 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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