



Offers Over £400,000

110 Surrey Road, Poole, BH12 1HJ



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Main description

A character two double bedroom semi-detached property situated in a prime position just one mile to Westbourne village and 0.4 mile to the picturesque Bournemouth Gardens and Coy Pond. The property is approached via a paved driveway with parking for two vehicles where a pathway then leads to the main door at the side of the house.

On entering the property a welcoming hallway provides access to all accommodation plus staircase to the first floor. There is a large dual aspect lounge diner with a box bay window to the front of the property adding to the character of the original build, sliding patio doors to the rear of the room provides access to the garden. The modern fitted kitchen is open plan to the dining room and has a range of white gloss units with wood effect work top over. A useful conservatory incorporates space and plumbing for further appliances and overlooks the rear garden.

Upstairs are two generous double bedrooms each with space for freestanding furniture, the master having the benefit of a feature fire place and surround. The stunning family bathroom benefits from underfloor heating and comprises, free standing roll top bath, Victorian style W.C. pedestal wash hand basin and separate shower cubicle.

Externally the property boast 2 off road parking spaces to the front and a third parking space at the rear accessed from Gordon Road where a gate and pathway lead to the property. The rear garden enjoys a a southerly aspect predominantly paved with mature shrubs and boarders.



Area

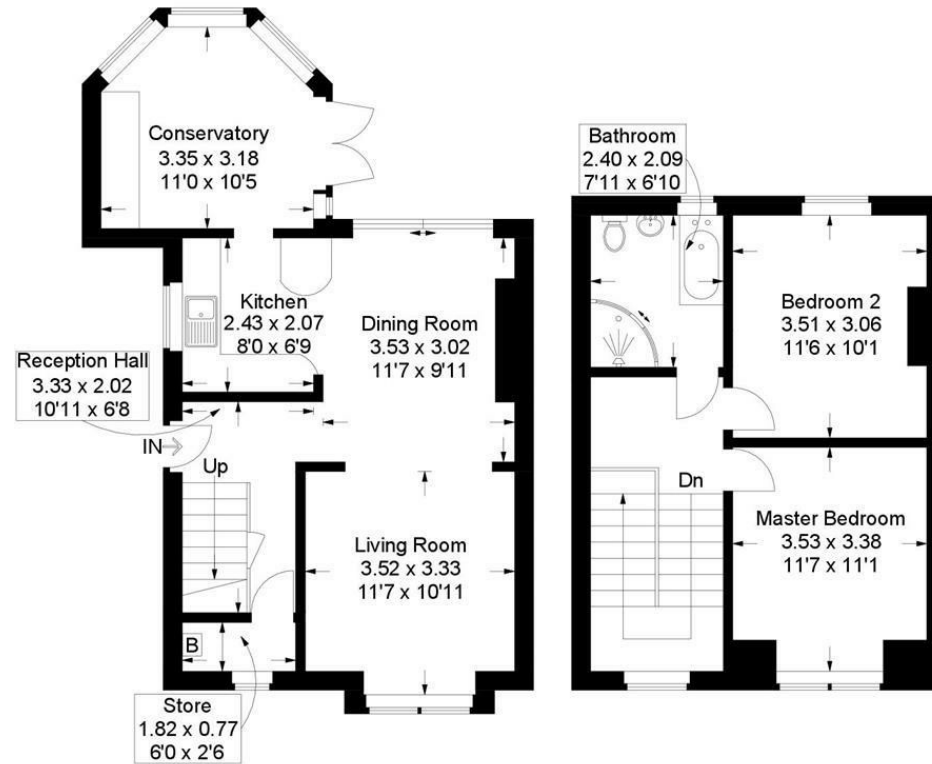
Westbourne offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas. A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier.

FEATURES & SPECIFICATIONS

- Two Double Bedrooms
- Open Plan Living Accommodation
- Modern Fitted Kitchen and Bathroom
- Sunny Rear Garden
- Three Off Road Parking Spaces (2 to Front 1 to Rear)
- Popular Location Close to Bournemouth and Westbourne
- Motivated Seller
- Gas Central Heating
- Double Glazing
- Conservatory

Surrey Road, Poole

Approximate Gross Internal Area = 85.2 sq m / 918 sq ft



Ground Floor

First Floor

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	65
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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