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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



30 West Way

Bournemouth BH9 3ED

£425,000

- Well Presented
- Sought After Location
- Lounge/Diner
- Garage
- Garden Office
- Off Road Parking

Location

An exceptionally sought after prime location, West Way is accessed from Castle Lane West or the B3063 Charminster Road coming from Charminster and Winton.

Description

Guide Price £425,000 - £450,000. A very well presented DETACHED family house, located on the prestigious WEST WAY. PORCH, entrance HALL, 25ft LOUNGE/DINER, fully fitted modern KITCHEN, landing area, THREE well proportioned BEDROOMS, fully tiled family BATHROOM, garage, garden OFFICE, secluded rear GARDEN, off road PARKING, excellent SCHOOL CATCHMENTS, close to local AMENITIES. This very well presented, detached property is located in the sought after West Way and would make the ideal family home. The property comprises of an entrance porch leading to a welcoming hallway, a 25ft lounge/diner with feature bay window, fully fitted kitchen with floor and wall mounted storage units, integrated gas hob, electric double oven, space for all appliances and access to the garage. The first floor boasts a bright & airy landing area, three well proportioned bedrooms, two of which are generous size doubles and a fully tiled family bathroom with shower over the bath, wash basin and WC. Outside benefits from a low maintenance rear garden, garage and a timber constructed garden office. To the front is a private driveway for off road parking.

Porch

Hallway

Lounge/Diner 25' 2" x 11' 9" (7.66m x 3.58m)

Kitchen 13' 4" x 7' 7" (4.06m x 2.31m)

Landing

Bedroom 1 12' 6" x 11' 9" (3.81m x 3.58m)

Bedroom 2 13' 6" x 10' 2" (4.11m x 3.10m)

Bedroom 3 10' 1" x 7' 8" (3.07m x 2.34m)

Bathroom

Garage 17' 2" x 8' 6" (5.23m x 2.59m)

Garden Office 12' 4" x 9' 2" (3.76m x 2.79m)

Outside

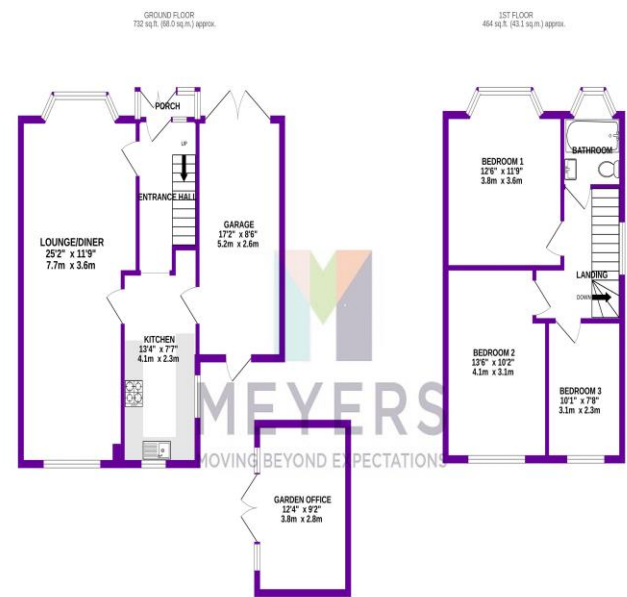
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EPC

Rating C

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



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