

918 Wimborne Road, Bournemouth, BH9 2BJ

Tel: 01202 977711

Email: bournemouth@meversestates.com

www.meversestates.com

Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



266 Castle Lane West

Bournemouth BH8 9TU

OIEO: £650,000

- Separate Dwelling in Rear Garden
- Three Double Bedrooms
- South-Westerly Facing Balcony to
- Ground Floor WC
- Separate Utility Room
- South-Westerly Facing Rear

Location

This property that borders Throop and Moordown is within a very short walk to excellent primary and secondary schools, convenience stores, doctors surgeries, Castlepoint Shopping Centre and Mallard Road retail park. Also within easy access are numerous bus routes, The Royal Bournemouth Hospital, Bournemouth Town Centre and The Wessex Way (A338) for routes into and out of Bournemouth.

Porch

Entrance Hall

WC

Lounge/Diner 29' 8" x 10' 10" (9.04m x 3.30m)

Kitchen 11' 3" x 9' 11" (3.43m x 3.02m)

Utility Room 7' 4" x 5' 5" (2.23m x 1.65m)

Dining Room 13' 10" x 12' 0" (4.21m x 3.65m)

Landing

Master Bedroom 22' 8" x 10' 11" (6.90m x 3.32m)

Balcony

Bedroom 2 14' 2" x 12' 1" (4.31m x 3.68m)

En-suite

Bedroom 3 11' 2" x 9' 11" (3.40m x 3.02m)

Bathroom

Outside

Outside enjoys a low maintenance, south-westerly facing rear garden which is mainly laid to lawn. A completely separate dwelling (which has its own council tax banding) comprising of a lobby, double bedroom with fully tiled shower room, dual aspect lounge with direct access to the garden and a modern kitchen. To the front is parking for multiple vehicles.

SEPARATE DWELLING

Lobby

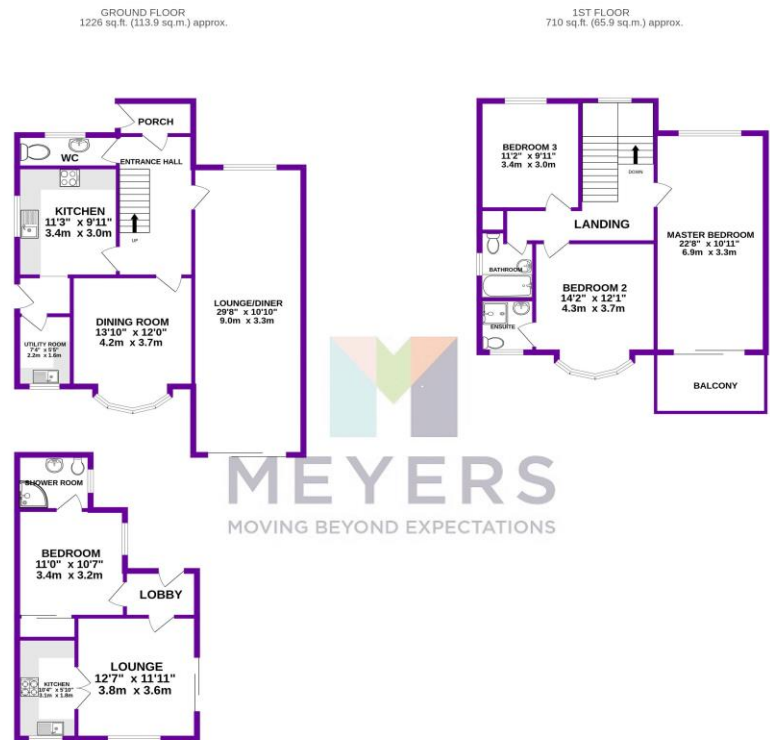
Bedroom 11' 0" x 10' 7" (3.35m x 3.22m)

Shower Room

Lounge 12' 7" x 11' 11" (3.83m x 3.63m)

Kitchen 10' 4" x 5' 10" (3.15m x 1.78m)

EPC
(TBC)



TOTAL FLOOR AREA: 1936 sq. ft. (179.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans illustrated here, measurements of doors, windows, rooms and any 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 for 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.
 Made with Metropix 02024

Meyers are recommendation based family estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and care greatly about our community and our contribution towards it. Our Poundbury HQ office happily cover Dorchester, Weymouth, Portland, Blandford, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.

