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Your Local Award Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



30 Walliscott Road

Bournemouth BH11 8RS

£375,000

- Two Double Bedrooms
- Detached
- Vendor Suited
- Stunning Gardens
- Off Street Driveway Parking
- Excellent School Catchment

Location

The property is situated in Wallisdown, within easy access to both Bournemouth and Poole and has main bus routes on the doorstep. A short drive away is Turbary Park, Fernheath playing fields and Castlepoint Shopping Centre with its array of retail stores, supermarkets and restaurants. The Wessex Way (A338) is also easily accessible for routes in and out of Bournemouth.

Entrance Hall

Living Room 14' 10" x 10' 2" (4.52m x 3.10m)

Kitchen 12' 10" x 8' 10" (3.91m x 2.69m)

Wall and base units, counter tops. Integrated: Dishwasher and washing machine. Space for cooker and hob, space for fridge freezer.

Dining Room 10' 2" x 9' 7" (3.10m x 2.92m)

Bedroom 1 13' 0" x 10' 2" (3.96m x 3.10m)

Bedroom 2 10' 3" x 7' 8" (3.12m x 2.34m)

Family Bathroom

Conservatory 9' 8" x 7' 0" (2.94m x 2.13m)

Outside

To the front of this family home is hard standing off street driveway parking for 2/3 vehicles. To the rear is a stunning, enclosed garden, which is mainly laid to gravel with a raised wood deck, stone built patio and pathways, raised beds for growing, solar powered water feature, outside tap, wood shed with power, wood construction Gazebo, outside tap and sandpit.

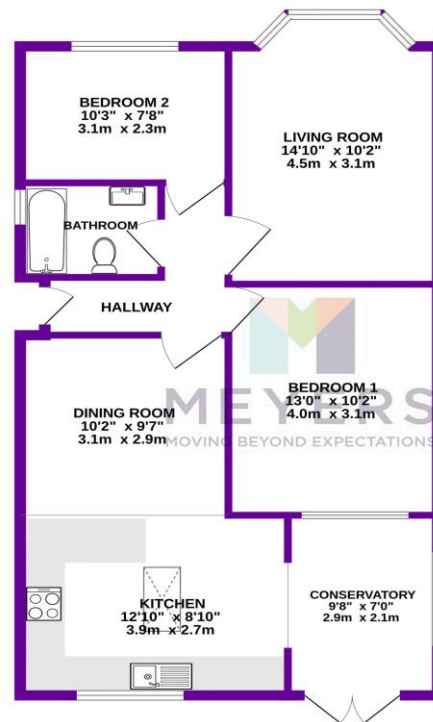
EPC

Rating: D

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.

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 as 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.
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