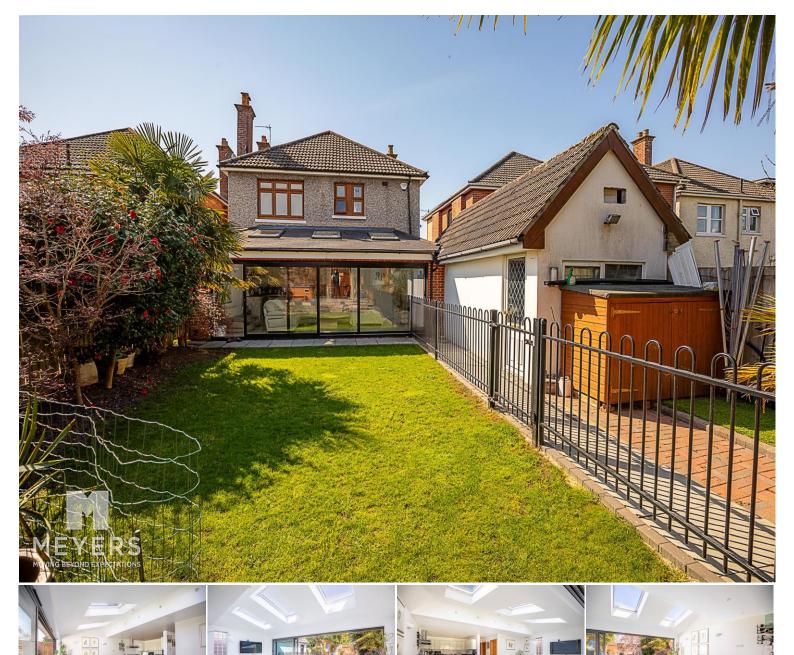
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## 11 Mortimer Road

Bournemouth, BH8 9HP

- Four well-proportioned bedrooms
- En-suite
- Open-plan Kitchen-Living Space

Offers in excess of £600,000

- Highly sought-after area
- Excellent School Catchments
- Garage and Home Office

## Location

The property is located in the popular residential area of Queens Park, within walking distance of the high street to both Charminster, Winton and Queens Park Golf Course, close to major bus routes, and just minutes from the Wessex Way for routes into and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools, including the Grammar Schools.

Description

**Entrance Hall** 

Lounge13' 0" x 11' 6" (3.96m x 3.50m)

**Dining Room** 15' 5" x 11' 5" (4.70m x 3.48m)

WC

**Utility Room** 

Lounge/Kitchen/Diner26' 1" x 23' 4" (7.94m x 7.11m)

First Floor Landing

**Bedroom 1**12' 10" x 11' 6" (3.91m x 3.50m)

**En-suite** 

**Bedroom 2** 11' 6" x 10' 11" (3.50m x 3.32m)

Bedroom 3 11' 6" x 9' 7" (3.50m x 2.92m)

Bedroom 4 8' 5" x 7' 11" (2.56m x 2.41m)

**Bathroom** 

Garage 23' 8" x 8' 0" (7.21m x 2.44m)

## Outside

Outside, the property boasts a large rear garden, perfect for outdoor entertaining, children's play, or relaxing. Additionally a garage/workshop for storage or parking and home office at the rear of the garden. Off-road parking adds convenience, with space for multiple vehicles.

## **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.

