

918 Wimborne Road, Moordown, Bournemouth. BH9 2BJ

Tel: 01202 977711

Email: bournemouth@meyersestates.com

www.meyersestates.com

Your Local Award-Winning Estate Agency



MEYERS

MOVING BEYOND EXPECTATIONS



11 Mortimer Road

Bournemouth, BH8 9HP

**Offers in excess of
£600,000**

- Four well-proportioned bedrooms
- En-suite
- Open-plan Kitchen-Living Space
- 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 112' 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.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Meyers Estate Agents.