



9 Wychwood Drive, Meyrick Park, Bournemouth, BH2 6JG



A spacious 3 bedroom Georgian style town house with a generous garden situated in a quiet cul-de-sac location less than a ½ mile from the town centre.

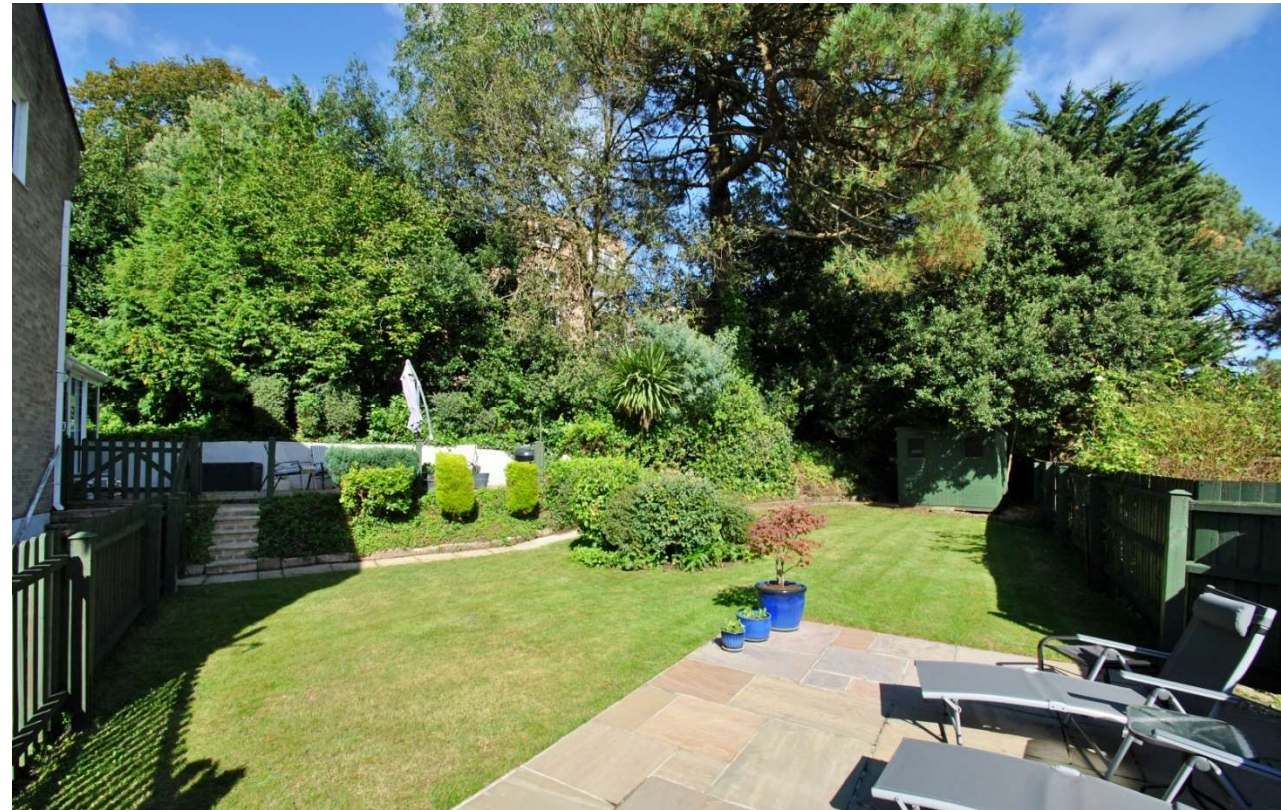
- Accommodation over 3 floors
- 3 double bedrooms
- En-suite shower room
- 2 reception rooms
- Large conservatory
- Well presented
- Attractive landscaped garden
- Close to Meyrick Park
- 1 mile to Bournemouth beach
- Double garage and driveway parking
- 1,689 sq ft
- No chain

ASKING PRICE:

£650,000 (Freehold)

EPC RATING:

Band - C







Location

Wychwood Drive is a small, private development of Georgian style homes situated at the end of a quiet cul-de-sac in the desirable area of Meyrick Park. Whilst enjoying a quiet location it lies within easy reach of Bournemouth town centre, less than ½ mile away and the beach only 1 mile distant. Meyrick Park and the golf club are also very close by.

Property Description

The property is a Georgian style townhouse with accommodation arranged over three floors. It is set on a generous plot with a raised garden to the side with direct access from the living area.

The well-presented accommodation briefly comprises;

An entrance porch leads to the hallway on the ground floor, with stairs rising to the first floor with a fitted cupboard under. There is a cloakroom/utility with a work top with space and plumbing for washing machine and tumble dryer under, together with a WC and wash hand basin. There is also access to the double garage which has an electric up and over door, power and light points and a personal door to the side.

On the 1st floor landing is an office area with a built-in desk. The spacious sitting room has 2 sash windows providing a pleasant treetop view to the front aspect. An archway connects the separate dining room. The conservatory has sliding doors giving access out to the garden it has power and light points together with under floor heating.

The kitchen offers a good range off base and eye level units with a fitted electric oven and gas hub, there is space and plumbing for dishwasher and fridge freezer.



Property Description Continued

On the second floor landing is a large double airing cupboard housing the gas fired boiler. There is access to the loft space via hatch.

There are three double bedrooms, bedroom 1 includes a large built in wardrobe with sliding doors and an en suite shower room with a three piece suite. The family bathroom also includes a three piece suite.

Outside

The property is approached via a resident's private drive with visitor parking. In front of the property is driveway parking and access to the garage.

To the side of the property a side path and gate leading to the rear garden which enjoys a good degree of seclusion. Adjacent the house is a patio seating area. There is a lawned area to the garden with a further patio terrace, timber shed and woodland area.

Additional information

Council tax band – F

Services – mains services

Tenure - freehold

Annual estate charge - £50 PA



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



All measurements are approximate and for display purposes only.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk