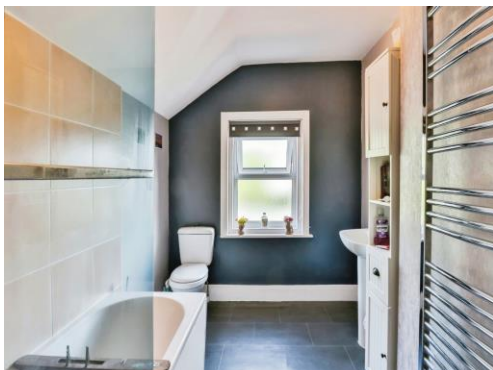




**Connells**

Wolverton Road  
Bournemouth



## Property Description

Connells Southbourne are delighted to present this two double bedroom semi-detached home located within a popular residential area & within half a mile of Kings Park and Pokesdown Railway. It further comprises a kitchen/dining room, separate sitting room with a log burner, family bathroom and benefits from a low maintenance rear garden, with an fully insulated cabin which would be ideal for those who work from home, run a business, or equally those who might like a home gym.

Local amenities at both Boscombe and Pokesdown can be reached in less than half a mile and Boscombe Beach within one mile. There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

## Approach

A block paved driveway provides off road parking. The double glazed front door opens into the entrance hall. Door to the;

## Sitting Room

11' 9" x 10' 8" ( 3.58m x 3.25m )

Double glazed window to front aspect. Log fire (installed approximately 18 months ago). TV and telephone points.

## Dining Room

14' 7" x 12' 4" ( 4.45m x 3.76m )

Double glazed door opening to the rear garden. Karndean flooring. Stairs up to the first floor landing.

## Kitchen Area

11' x 7' 2" ( 3.35m x 2.18m )

Double glazed window to the side. Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit with tiled splashbacks. Four ring gas burner with stainless steel cooker hood over. Built in eye level double oven. Cupboard housing the gas central heating boiler. Space and plumbing for a washing machine. Space for fridge freezer. Further double glazed door to the garden.

## First Floor Landing

Doors to all rooms. Access to loft via hatch.

## Bedroom 1

14' 2" max x 13' 9" ( 4.32m max x 4.19m )

Measurements taken into bay. Two double glazed windows to front aspect. Radiator.

## Bedroom 2

12' 5" max x 9' 2" ( 3.78m max x 2.79m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Obscure glazed window to the rear aspect. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Airing cupboard. Part tiled.

## Rear Garden

Enclosed by timber fencing and mainly laid to artificial lawn for low maintenance. There is a section of patio, as well as raised timber decking at the rear.

In addition, there is a cabin which measures approximately 19' x 10' and has been fully insulated and double glazed with full electrics and lighting. Divided to form an entrance and two separate work rooms making it the ideal work from home space/home gym. Adjacent to the cabin there is also an outside WC. Side access to the front.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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