



Connells

Wilton Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this character two bedroom, two reception room terraced house. This home offers flexible living accommodation with a superb kitchen / dining room, which is flooded with an abundance of natural light and is an ideal entertaining space with a door allowing access to the well landscaped garden. There is a covered decked area adjoining the rear of the property and the rest laid out with block paving and decorative stone slabs. This is the perfect property for those seeking a spacious home with character, in a popular residential road.

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

The front is enclosed by a low level brick wall and laid to shingle for easy maintenance. A pathway leads to front door, which opens into the;

Entrance Hall

Stairs to first floor landing. Doors to all rooms. Understairs storage area. Radiator.

Sitting Room

14' 6" max x 11' 8" max (4.42m max x 3.56m max)

Double glazed bay into to front aspect. Fireplace with wood burner. Brick hearth. TV point. Radiator.

Snug

10' 6" x 9' 6" max (3.20m x 2.90m max)

Brick built feature fireplace. TV point. Radiator. Archway opening into:

Kitchen

18' 8" x 14' 3" (5.69m x 4.34m)

Four roof window. double glazed window to rear aspect. Double glazed door to rear garden. A range of wall and base units with work-surfaces over. Stainless steel sink unit and drainer. Space and plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Space for gas range style oven.

First Floor Landing

Double glazed window to rear aspect. Access to loft via loft hatch.

Bedroom 1

12' 1" x 9' 8" (3.68m x 2.95m)

Double glazed window to front aspect. Built-in storage cupboard. Radiator.

Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Panel bath with shower over with glass shower screen. Wash hand basin with storage under. Low level WC. Part tiled walls.

Rear Garden

Enclosed on all sides. Decked area adjoins rear of property with pergola over. Laid with blocked paving and decorative paving slabs. Raised wooden planters.





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

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EPC Rating: C

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Tenure: Freehold



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