



Connells

Wilkinson Drive
Bournemouth



Property Description

Welcome to this charming two-bedroom mid-terrace home, perfectly nestled in a peaceful cul-de-sac. This inviting property offers a delightful blend of comfort and convenience, ideal for first-time buyers, small families, or those looking to downsize.

As you step inside, you are greeted by a warm and spacious living area, filled with natural light, creating a cozy and welcoming atmosphere. The kitchen, equipped with ample storage and countertop space, is perfect for culinary enthusiasts, while the dining area provides a comfortable space for family meals and entertaining guests.

Upstairs, you'll find two generously sized bedrooms, each offering plenty of room for furnishings and personal touches. The contemporary family bathroom provides all the necessary amenities.

One of the standout features of this property is the charming rear garden, a private Area that invites you to unwind and enjoy the outdoors. Whether it's gardening, hosting a summer BBQ, or simply relaxing with a good book, this space offers endless possibilities.

Located in a tranquil cul-de-sac, this home offers the perfect balance of privacy and community. With local amenities, schools, and transport links conveniently nearby, everything you need is within easy reach.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing!

Entrance Porch

5' 10" x 4' 4" (1.78m x 1.32m)

Lounge

17' 8" x 11' 5" (5.38m x 3.48m)
Front Aspect double glazed window, radiator below the window, gas heated fireplace

Kitchen

13' 5" x 11' 10" (4.09m x 3.61m)
rear aspect double glazed window, radiator below the window, Worcester combi boiler in the corner, free standing kitchen appliances

Utility

7' 10" x 3' 9" (2.39m x 1.14m)
free standing appliances

Landing

7' 7" x 2' 8" (2.31m x 0.81m)
access into loft, access into large airing cupboard with heated water cylinder

Bedroom 1

14' 5" x 10' 1" (4.39m x 3.07m)

front aspect double glazed window, radiator below the window

Storage Off Bed 1

6' 8" x 2' 11" (2.03m x 0.89m)

large storage cupboard

Bedroom 2

13' 4" extending to 2' 11" X 2'6 x 8' 8" (4.06m extending to 0.89m X 2'6 x 2.64m)

Window to rear aspect, radiator below window

Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)

rear aspect double glazed window, small radiator on side aspect wall, bath only and sink

Cloakroom

5' 4" x 2' 11" (1.63m x 0.89m)

WC only

Auctioneer's Comments

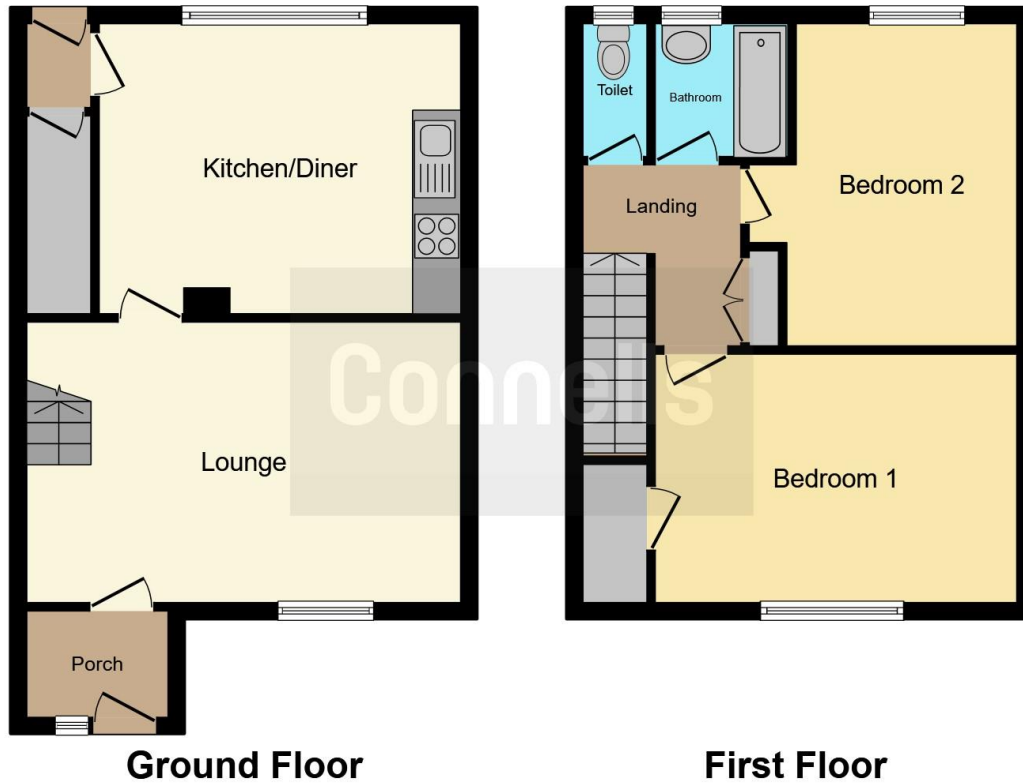
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WIN306955

Tenure: Freehold



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