



Viscount Walk, Bournemouth, Dorset

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Asking Price £270,000



Corbin & Co are delighted to offer this delightful two bedroom mid-terraced home in Bearwood, BH11, ready for new owners to make it their own.

Situated in a sought after residential location, this well-presented property offers off road parking, a conservatory, and a secluded low maintenance rear garden.

As you approach the property, you will find an allocated off road parking space, a convenient storage cupboard, and a welcoming paved pathway leading to the front door, protected by a storm porch.

The kitchen has been opened up to create a more spacious feel, with plenty of room for freestanding appliances, storage, and worktop space. Additional under stair storage provides practical solutions for everyday living.

The lounge/diner offers ample space for both relaxing and dining, with sliding doors leading to the conservatory. This sunlit space overlooks the charming hard landscaped garden, which includes gated access to the rear.





Upstairs, you will find two bedrooms and a modern family bathroom, providing comfortable living spaces for you and your loved ones.

Conveniently located, this property is surrounded by local amenities such as schools, shops, buses, and the beautiful Sang for leisurely dog walks. Turbury Retail Park is just a short car journey away, offering a variety of shops and a supermarket for all your shopping needs. For even more shopping and entertainment options, Bournemouth & Poole Town Centres are within reach, providing endless possibilities for exploration and enjoyment.

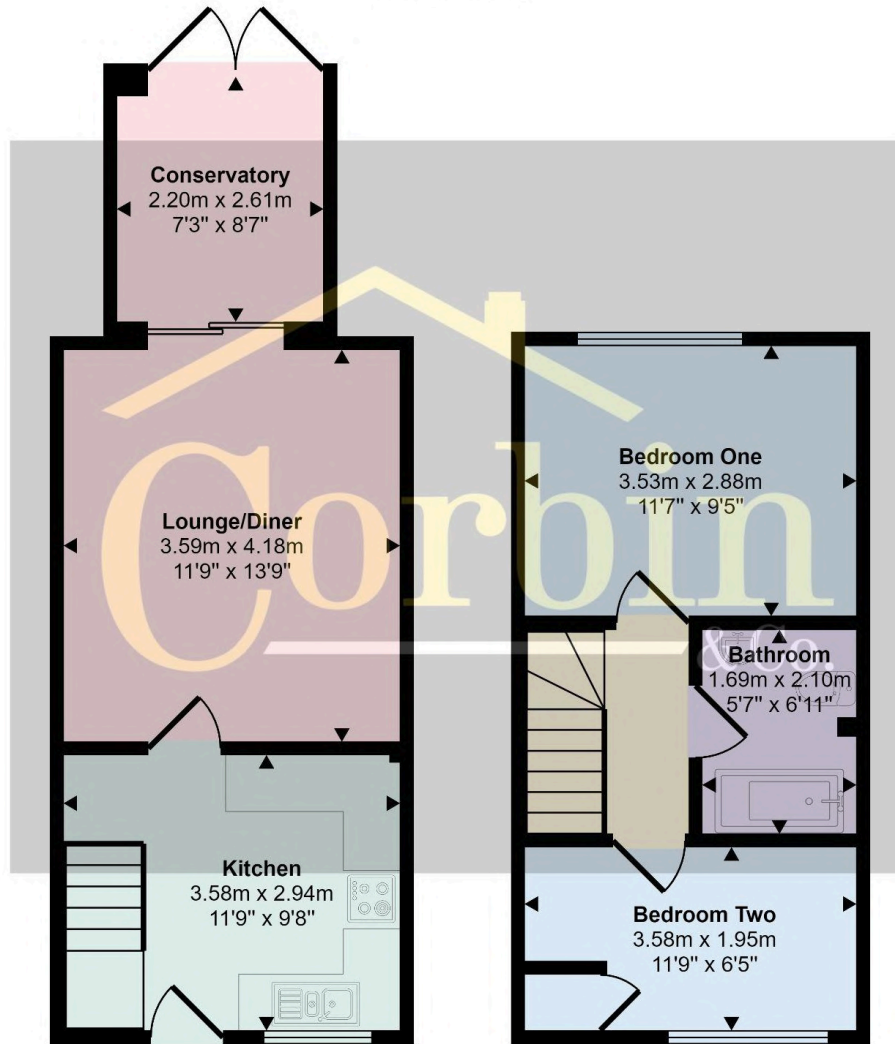
Don't miss out on the opportunity to view this lovely home. To schedule an appointment, please call us on 01202 519761.



Other Information:- Gas - Mains
Electric - Mains Water
Mains Sewerage
Mains Heating Type - Gas Central Heating
Council Tax Band -B
Broadband - Ultra-fast 1000 Mbps available
Mobile Signal - Excellent
Parking - Allocated off road parking
Type of construction - Standard
Solar Panels - None
Flood Risk Area - Very Low Risk
Community/Service Charge/Ground Rent - None
Property accessibility/adaptations - Stepped Access to the front and rear
Restrictions/Easements - Title Register available on request
Timescales – chains/probate etc - Vendors will buy purchasing on



Approx Gross Internal Area
58 sq m / 626 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft

First Floor
Approx 26 sq m / 276 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

