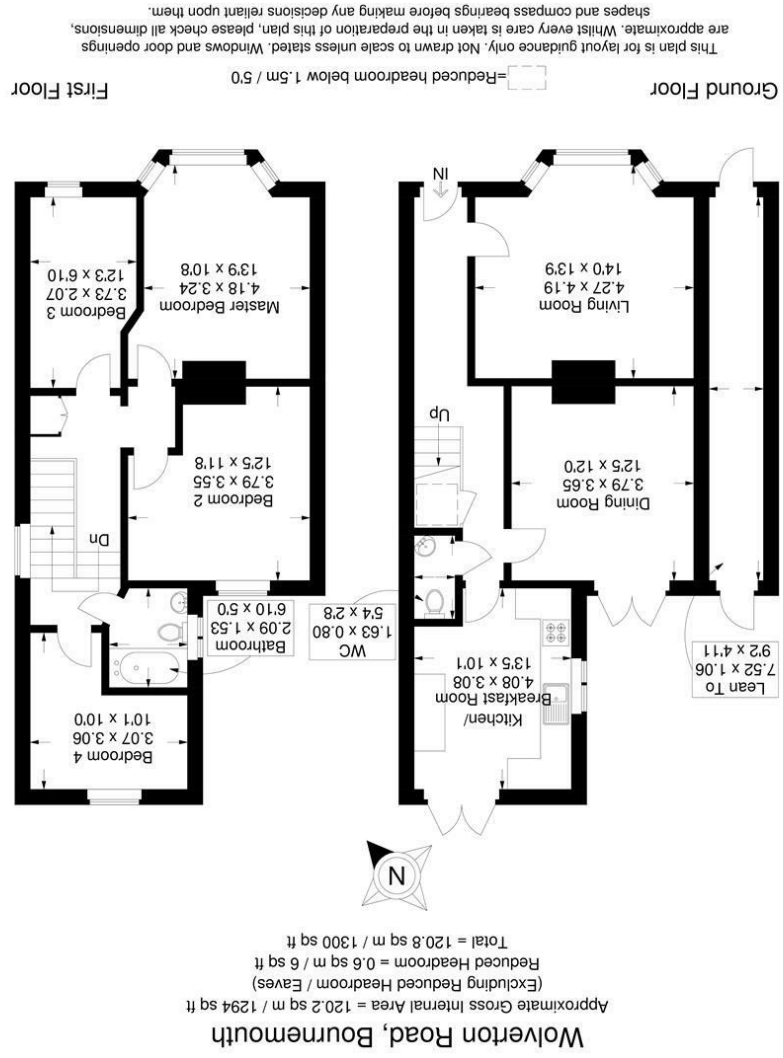


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



21 Wolverton Road
Bournemouth, BH7 6HU, Asking Price £399,950

MAIN FEATURES

- Stunning Four Bedroom Detached House
- Superb Family Home
- No Forward Chain
- Two Spacious Reception Rooms
- South-Westerly Facing Rear Garden
- Driveway Parking
- Family Bathroom and Downstairs W/C
- Double Glazing and Gas Central Heating
- Bay Windows and High Ceilings
- Nearby 5* Award Winning Sandy Beaches

Description

A fantastic opportunity to acquire this four bedroom, detached house that would make a perfect family home set within a short distance of many local primary and secondary schools. The property is in good condition throughout and maintains many character features.

Entering the property you are greeted with a spacious welcoming hallway with access to all downstairs rooms. The lounge is set to the front of the property with large bay windows, high ceilings and a fire place providing a homely feel. The second reception forms the impressive dining room with double doors out on to the garden and feature fireplace. The separate kitchen is of a contemporary style and benefits from a breakfast bar, generous work-space and cupboard storage as well as direct garden access. Outside you will find the well maintained south-westerly aspect rear garden that is laid to lawn with a large patio area, perfect for alfresco dining and entertaining in the summer months. A large storage shed is found at the bottom of the garden and further storage is available in the side access lean-to.

Sleeping accommodation is found on the first floor and consists of four well-proportioned bedrooms. The master and second bedroom are both generous double bedrooms, the master is notably impressive with its large bay window and feature fireplace. The third and fourth bedrooms could also both accommodate double beds if required. The family bathroom serves the bedrooms and consists of a shower over bath, w/c, basin and heated towel rail.

Well presented throughout and offered with no forward chain, a viewing is highly recommended to appreciate all this stunning property has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents on 01202 303044 to arrange your viewing appointment.



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Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Tenure: Freehold

Council Tax: Band C

EPC Rating: D

Estimated Rental Return:

Chain: No Forward Chain

N.B. This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



Asking Price £399,950

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	76
EU Directive 2002/91/EC	
England & Wales	

