



Connells

Wood Lane
Bournemouth



Property Description

This detached property, offering two to three bedrooms and two bathrooms, presents an excellent opportunity for those looking to modernise and add their own personal touch. Tucked away in a wonderfully secluded position, the home enjoys a sense of privacy while still being within easy reach of local amenities. The accommodation provides flexible living space, with the potential third bedroom lending itself well to use as a study, nursery, or additional reception room. Outside, the property benefits from a garage and a generous south-facing rear garden, creating an ideal setting for outdoor dining, gardening, or simply relaxing in the sunshine. With its desirable location and scope for improvement, this home offers fantastic potential for buyers seeking a project with long-term rewards

Entrance Hall

Carpeted with stairs to first floor, storage cupboard and doors to all rooms.

Lounge/Dining Area

Carpeted with front and side aspect double glazed windows, arch to dining room, radiator and feature fireplace.

Kitchen

Rear and side aspect double glazed window range of wall and base units with breakfast bar, part tiled walls, 4 ring electric hob inset into worktop with extractor fan and hood over, eye level double oven, integrated dishwasher, 1 1/2 stainless steel sink with mixer tap and drainer and space for undercounter fridge and freezer.

Conservatory

Rear and side double glazed windows with double doors to rear garden.

Wc

Low level WC, hand wash basin and side aspect window.

Sun Room

rear and side aspect double glazed windows and double doors to rear garden.

Landing

Carpeted with double glazed side aspect window, airing cupboard and loft hatch.

Bedroom 1

Carpeted with front aspect double glazed window, a range of fitted wardrobes, shelves and dressing table area, radiator and door to en suite.

En Suite

Carpeted with rear aspect double glazed window. low level WC, hand wash basin with wall mounted vanity mirror, panel bath with mixer tap and shower cubical with sliding glass shower door and radiator.

Bedroom 2

Carpeted with side aspect double glazed window, radiator and door to en suite.

En Suite

Tiled effect flooring with side aspect double glazed window. low level WC, hand wash basin with wall mounted vanity mirror and vanity unit below, shower cubical with glass shower door and radiator.

Bedroom 3/Study

Carpeted with side aspect double glazed window and radiator.

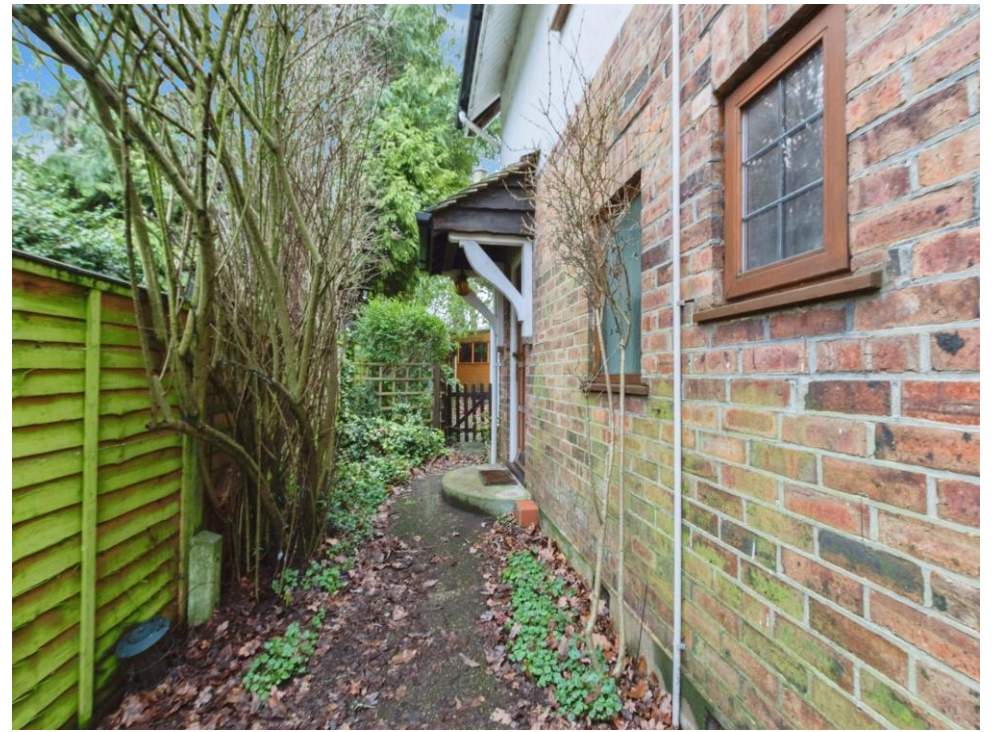
Garage

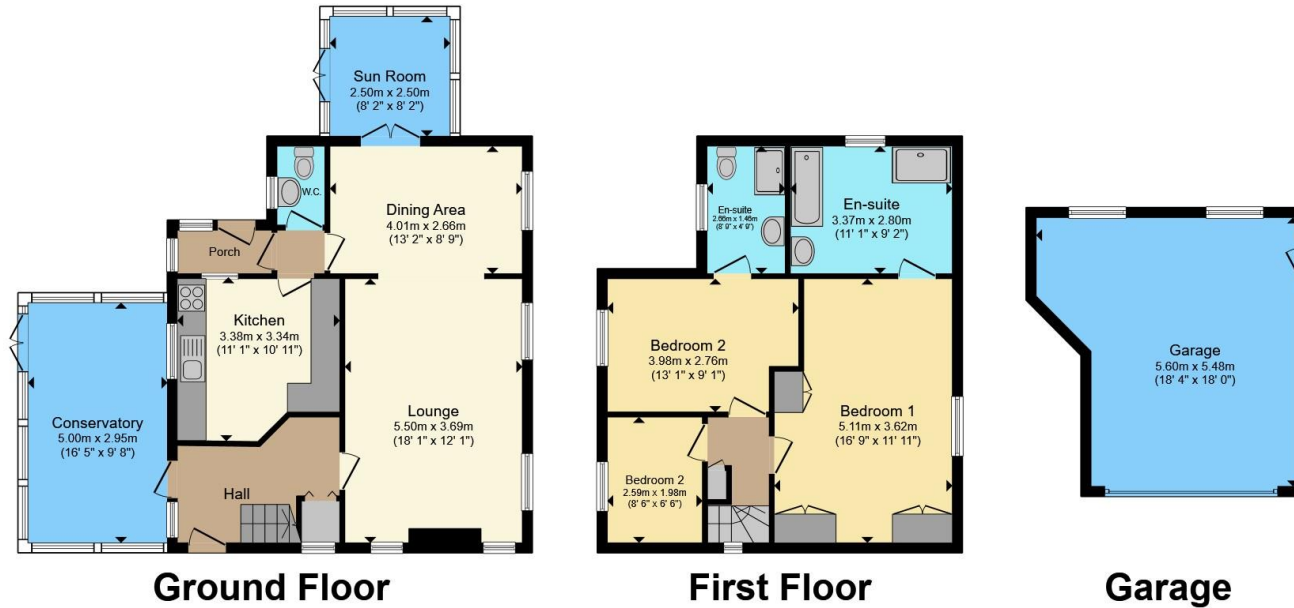
Garage with up and over door.

Outside

Wrap around tiered garden with part laid to lawn and part patio, enclosed with wooden fencing and brick blocks.







Total floor area 158.2 m² (1,703 sq.ft.) approx

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.propertybox.io



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37 Victoria Road
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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