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GUIDE PRICE £365,000 - £385,000

A well-maintained detached family home offering flexible accommodation, a delightful south-facing rear garden and ample off-road parking, conveniently positioned close to Bournemouth University, local amenities and excellent transport links.

Lovingly cared for by the current owners for many years, the property provides versatile accommodation including two reception rooms, a fitted kitchen, ground floor cloakroom and three first-floor bedrooms. A further reception room to the front of the property offers flexibility for a variety of uses, including a home office, playroom or occasional fourth bedroom.

The main living accommodation flows naturally between the living room and dining room, creating an excellent arrangement for both family life and entertaining. The kitchen offers a good range of storage and workspace, whilst the first floor benefits from three well-proportioned bedrooms and a family bathroom.

The property has been well maintained throughout and benefits from gas-fired central heating, double glazing and a replacement roof installed within recent years.



A particular feature of the property is the attractive south-facing rear garden, providing a private setting for outdoor enjoyment. A detached utility room and additional outbuildings offer useful storage and flexibility for a range of requirements.

To the front, a generous driveway provides ample off-road parking for several vehicles.

Wallisdown remains a popular residential location, offering convenient access to Bournemouth University, local schools, shops, bus routes, Bournemouth and Poole town centres, together with nearby nature reserves and open green spaces.

Accommodation Comprises

WC

4'5" x 2'3" (1.35m x 0.69m)

Reception Room One

13'3" x 11'4" (4.04m x 3.45m)

Reception Room Two

11'4" x 9'11" (3.45m x 3.02m)

Kitchen

10'7" x 10'3" (3.23m x 3.12m)

Dining Room

10'11" x 9'8" (3.33m x 2.95m)

Bedroom One

13'1" x 9'10" into wardrobe (3.99m x 3.00m)

Bedroom Two

11'5" x 9'11" (3.48m x 3.02m)



Bedroom Three

10'5" x 6'8" (3.18m x 2.03m)

Bathroom

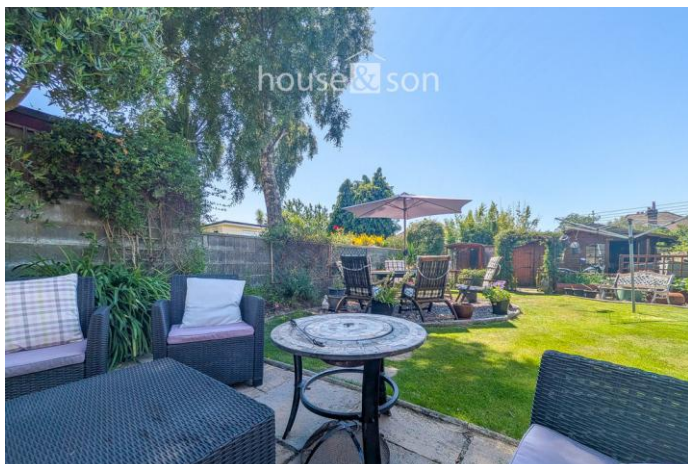
6'10" x 6'3" (2.08m x 1.91m)

Utility Room

10'2" x 7'4" (3.10m x 2.24m)







A property with this combination of flexible accommodation, a south-facing garden, ample parking and a convenient location presents an excellent opportunity at the newly reduced guide price. We recommend viewing to fully appreciate the accommodation and overall appeal of this family home.

Please contact House & Son to arrange your viewing today.

Thinking of Selling or Letting?

If you are considering selling or letting your property, or simply want to establish what it could achieve in the current market, House & Son offer free, no-obligation sales and lettings assessments.

With extensive local knowledge and experience across Bournemouth and the surrounding areas, our team can provide straightforward advice on your property's likely market value or rental potential, together with honest guidance on the best way to approach your next move.

Contact House & Son today for your free, no-obligation sales or lettings assessment.

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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Energy performance certificate (EPC)

391 Wallisdown Road POOLE BH12 6BY	Energy rating D	Valid until:	5 March 2035
		Certificate number:	0380-2966-7470-2505-0771

Property type

Detached house

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.