



Estate Agents



Auctioneers

Roscrea Drive, Wick Village, Bournemouth, Dorset, BH6 4LU

Offers Over £535,000 - Freehold

**Two Bedroom Detached Bungalow | Porch | Hallway | Reception Room | Kitchen | Bathroom | Two Bedrooms
25ft Garage & Off-Street Parking | Front & Rear Gardens | No Chain**

A rare opportunity to purchase a two-bedroom bungalow in the highly sought-after village of Wick, ideally positioned just moments from the scenic riverside walks along the River Stour and with easy access to Hengistbury Head. Offered with no forward chain, the property benefits from double glazing, gas central heating, off-street parking, and a sunny aspect rear garden. There is also excellent potential to create a third bedroom by converting the integral garage into a master suite with en-suite facilities, subject to any necessary consents.

The accommodation is entered via a porch leading into the central hallway. At the front of the property is a spacious double bedroom with a double-glazed window overlooking the frontage. The kitchen is fitted with a range of wall and base units, incorporating an oven and hob, with space for additional appliances and a door providing side access. To the rear is what was originally the second double bedroom, which is currently open to the lounge via double doors but could easily be reinstated as a separate bedroom if preferred. The generous 16ft reception room enjoys French doors opening onto the rear garden, creating a bright and welcoming living space. The substantial 25ft integral garage offers excellent storage or conversion potential, while the bathroom is fitted with a bath, wash basin and WC, complemented by attractive contemporary tiling.

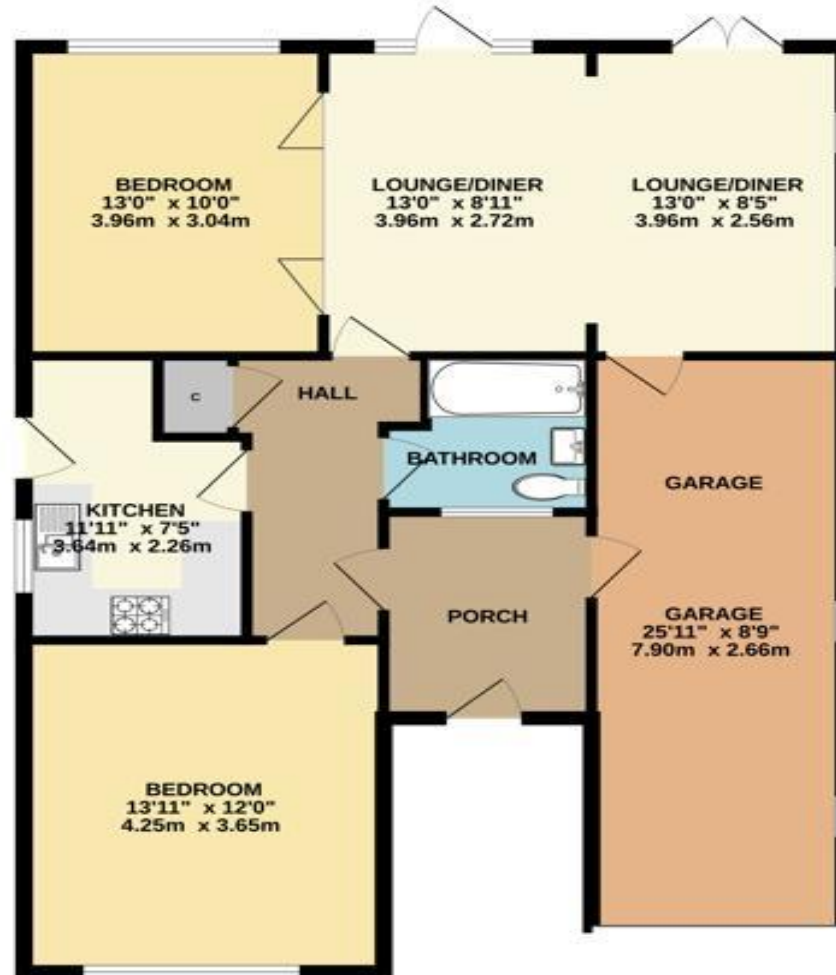
Externally, the front of the property provides a driveway with off-road parking alongside a lawned area. The secluded rear garden enjoys a sunny aspect and features mature hedge boundaries, a patio seating area and gated side access, making it an ideal space for relaxing or entertaining. Properties in this desirable location are rarely available, particularly those offering such flexibility and scope for improvement. Early viewing is highly recommended to fully appreciate the accommodation, potential and superb setting on offer. Contact us today to arrange your appointment.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 68 | D





GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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