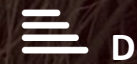




77 Viscount Walk

, Bournemouth, BH11 9TA

Offers in excess of £285,000



77 Viscount Walk

, Bournemouth, BH11 9TA

St Quintin Estate Agents are pleased to present this charming house located on Viscount Walk in the desirable area of Bearwood, Bournemouth, BH11 9TA. This well presented property offers a perfect blend of modern amenities and comfortable living spaces, making it an ideal choice for contemporary family life.

Upon entering, you will be greeted by a spacious open plan reception room. This inviting space is perfect for family meals and entertaining, with doors that open directly onto the rear garden, allowing for a seamless transition between indoor and outdoor living.

The modern kitchen is well-equipped with stylish units, providing ample storage and generous work surfaces. It also includes space for a washing machine, dishwasher, and an upright fridge/freezer, making it a practical and attractive heart of the home.

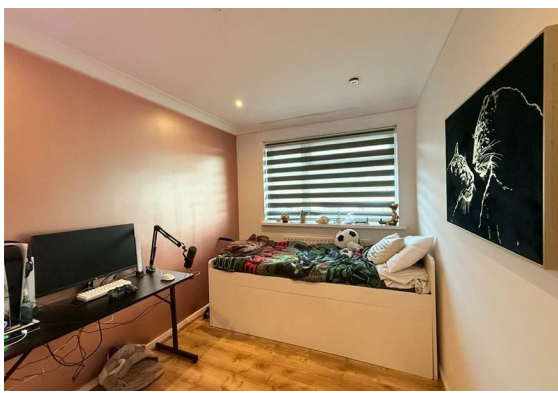
Upstairs, you will find three well-proportioned bedrooms, each designed to offer comfort and tranquility, filled with natural light and ample space for furnishings. The contemporary bath/shower room features modern fixtures and fittings, providing a sleek and efficient space for daily routines.

The property benefits from generous off-road parking, ensuring convenience for multiple vehicles. The secluded rear garden has been thoughtfully landscaped for ease of maintenance and enjoys a sunny south-westerly aspect, making it a perfect spot for relaxation, entertaining, and family activities.

Situated in a peaceful, family-friendly neighbourhood, this home is close to excellent local amenities, reputable schools, and beautiful parks. Bearwood is a vibrant community with a variety of local shops while the nearby Bearwood Recreation Ground offers ample outdoor space for leisure activities. Additionally, the stunning Bournemouth beaches are just a short drive away, ideal for family outings and seaside relaxation.

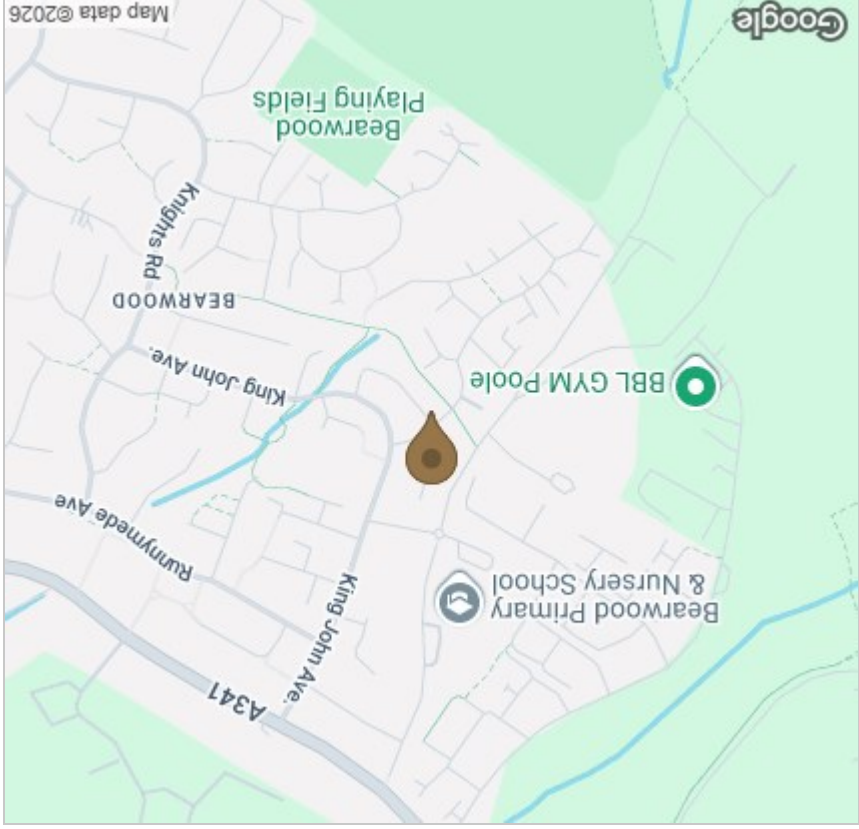
Do not miss the opportunity to make Viscount Walk your new home.

FLOORPLAN TO FOLLOW





Area Map



Energy Efficiency Rating	
Current	Potential
75	56
England & Wales EU Directive 2002/91/EC	
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	



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
 Plan produced using Planlup.

Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.