Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Viking Way, Hengistbury Head, Bournemouth, Dorset, BH6 4HY
Guide Price £625,000 – Freehold

Two Bedroom Detached Bungalow | Porch | Hallway | Living Room | Sun Room | Dining Room | Shower Room | W.C
Corner Plot | Two Garages | Freehold | Driveway | Potential To Extend (STPP) | No Onward Chain

Offered to the market with no onward chain and occupying an impressive corner plot in the popular residential location of Viking Way, Hengistbury Head, this two-bedroom detached bungalow offers an exciting opportunity to create a truly special home. Ideally situated for access to the beautiful Hengistbury Head nature reserve and nearby beaches, the property is also within easy reach of Tuckton High Street, Christchurch and Southbourne Grove, which offers an excellent selection of shops, cafés, restaurants and everyday amenities. The property would benefit from modernisation throughout but offers considerable potential to add value and create a home tailored to individual requirements. Subject to the necessary permissions, there may also be scope for a loft extension.

A porch leads into the welcoming hallway, providing access to all principal rooms. The spacious living room features a bay window, attractive fireplace and direct access to the sun room, creating a useful additional reception space. The generous principal bedroom benefits from a bay window and built-in wardrobes, while bedroom two also has built-in storage. The separate dining room has previously been used as a bedroom and offers excellent flexibility as a dining room, study or additional bedroom, subject to requirements. The kitchen provides good cupboard and worktop space with direct access to the garden. A shower room and separate WC complete the accommodation.

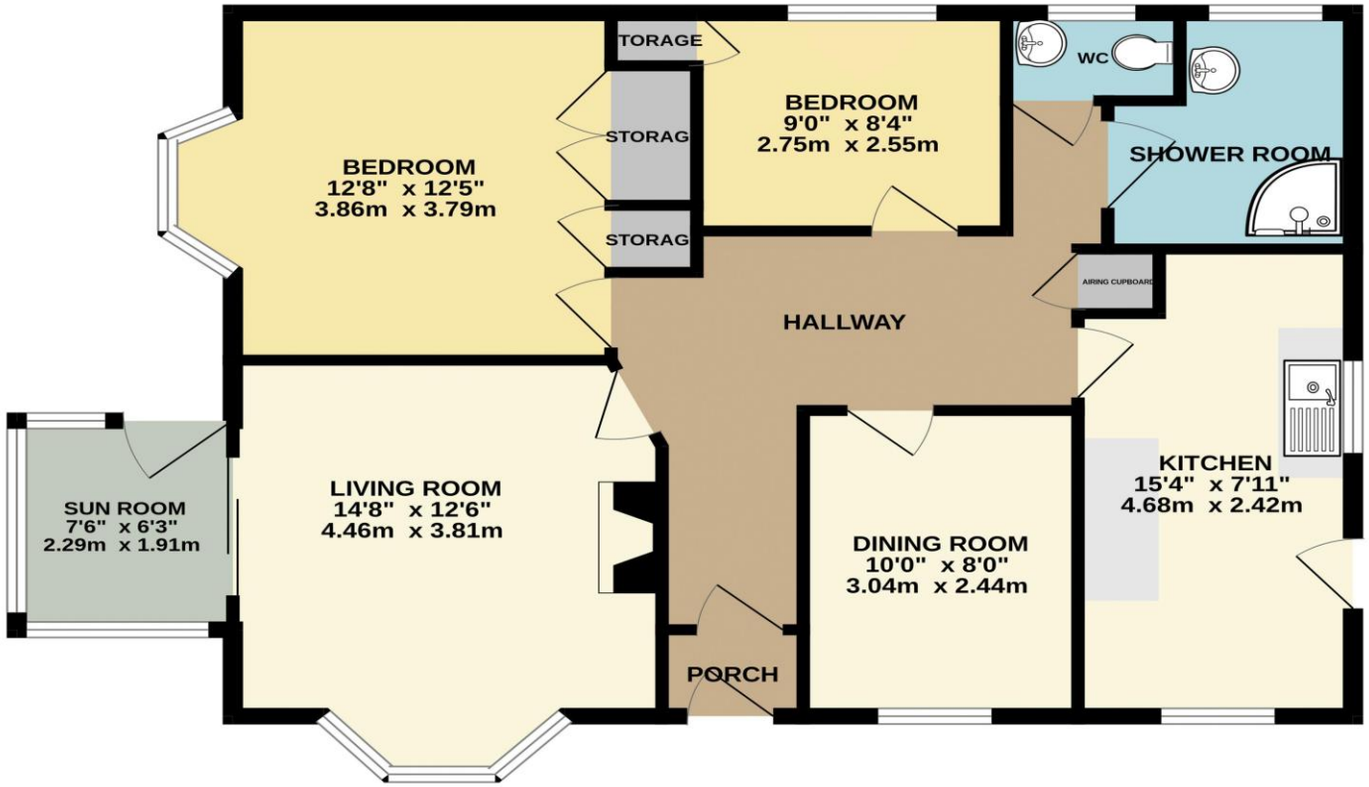
The property also benefits from several important updates. The electrics were rewired approximately four years ago, at which time the radiators and pipework were also replaced. The boiler was replaced at around the same time. The roof lining beneath the tiles was also replaced during this period. The main garage also benefits from new electrics installed as part of the house rewire.

Outside, the property enjoys a generous corner plot, with the side garden mainly laid to lawn and complemented by mature shrubs, providing a good degree of privacy. A paved patio leads to two garages, offering excellent potential for alternative uses such as a home office, workshop or gym, subject to the relevant permissions.

An excellent opportunity to acquire a detached bungalow in a sought-after coastal location, with a generous plot and significant scope for modernisation and enhancement.

Tenure: Freehold
Council Tax Banding: D
EPC Rating: to be confirmed

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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, omission or mis-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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