



MK

**MK**  
ESTATES

238a Windham Road, Bournemouth  
£325,000

# 238a Windham Road

Bournemouth, Bournemouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

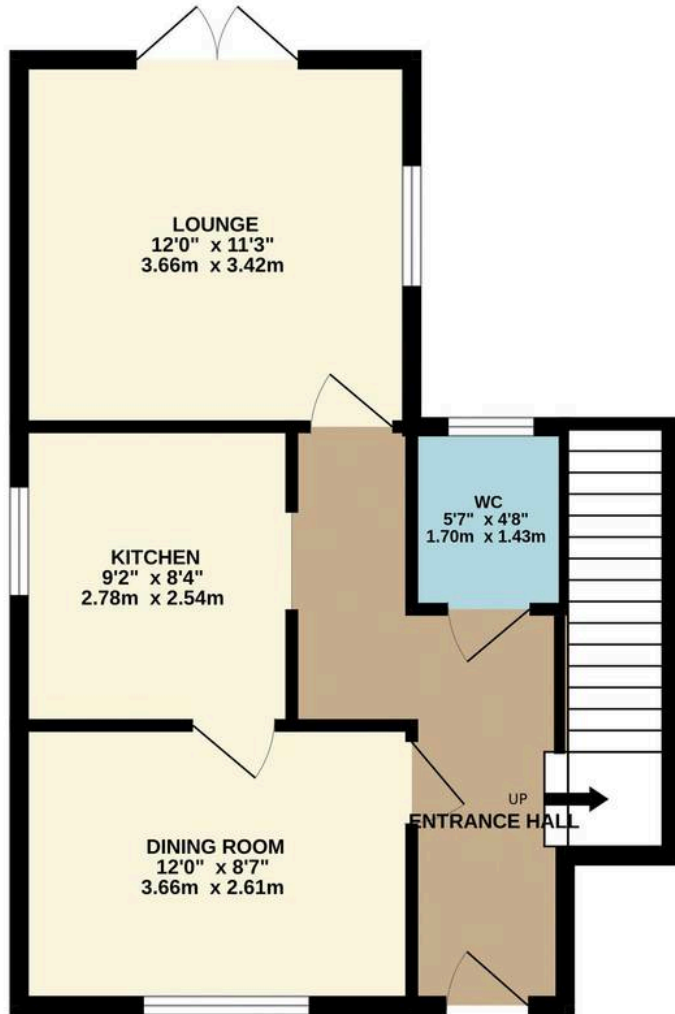
EPC Environmental Impact Rating: C

- No Forward Chain
- Freehold Family House
- Three Double Bedrooms
- Front Driveway Providing Allocated Off Road Parking
- Two Reception Rooms & Separate Fitted Kitchen
- Family Bathroom Suite & Downstairs WC
- Private Southerly Facing Rear Garden With Secure Gated Side Entrance
- Catchment For Several Primary/Secondary Schools
- Easy Reach To Both Boscombe & Southbourne High Street Providing All Amenities
- Short Distance To Train/Bus Station, Kings Park Playing Fields & Award Winning Beaches

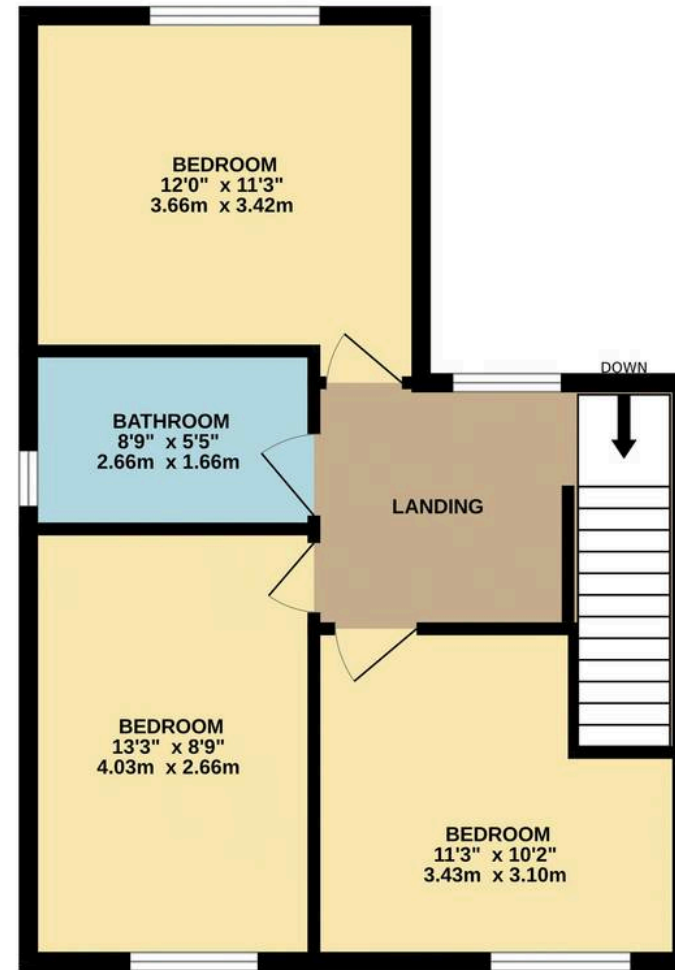




GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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