



**BOURNE VALLEY ROAD, BRANKSOME, POOLE, DORSET, BH12**

**OIEO £260,000 FREEHOLD**

A charming and characterful three bedroom terraced house conveniently located within walking distance of Branksome Train Station, Coy Pond and local amenities. Whilst also being situated within popular school catchments the house includes many character features, a sunny rear garden, high ceilings, a modern kitchen, off road parking and is offered with no onward chain.

Three Bedrooms | Two Reception Rooms | Modern Kitchen | Garden |  
Close to the Train Station | Parking for Two Cars | Freehold | Walking  
Distance to Westbourne | Separate WC

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





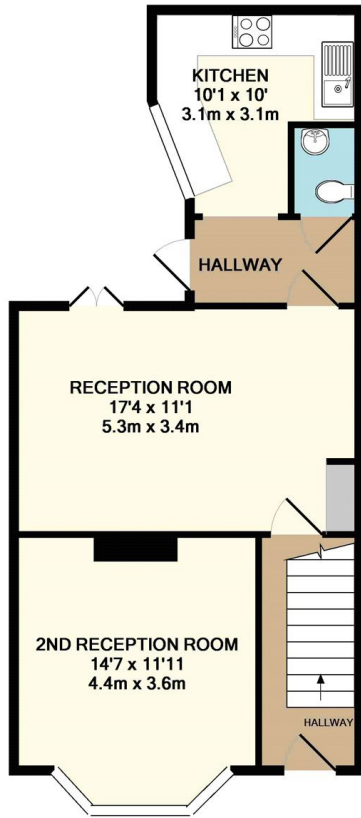
## DESCRIPTION

The house occupies a mid-terraced plot on Bourne Valley Road and allows easy access to Bournemouth town centre as well as Westbourne village. The property has stepped access to the front door which leads to the entrance hallway. The hallway includes the staircase and doors to two reception rooms.

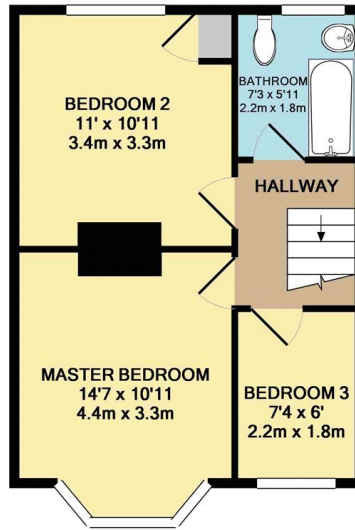
The Lounge is located to the front of the property and is a cosy room with a wooden fireplace. This room enjoys plenty of light via a southerly aspect UPVC double glazed bay window. The second reception room is found closer to the rear of the property and could be utilised as an extra living room or a large dining room. Featuring exposed wooden floors, high ceilings and double doors providing access to a patio area. This room provides access to the modern kitchen which has been beautifully fitted to include a range of base and eye level units with space and plumbing for domestic appliances. A large side facing window provides the room with an abundance of light and there is once again access to the back garden via a double glazed door. Also located on the ground floor is a useful WC with wash hand basin and a separate storage cupboard.

Upstairs there are two generous double bedrooms and a third smaller bedroom. The character features continue upstairs with the high ceilings giving the property a spacious feel. The master features a large bay window, high skirting boards and ample room for wardrobes as required whilst bedroom two benefits from views of the garden. The main family bathroom has been tiled and include a large bath/shower, WC and wash hand basin.

The outside space offers huge versatility with the patio being directly accessed via the dining area or kitchen and steps lead to a further patio area and additional sunny lawned section. There is off road parking located at the front of the property suitable for two cars and the road provides further resident permit parking if required. Viewing recommended.



GROUND FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

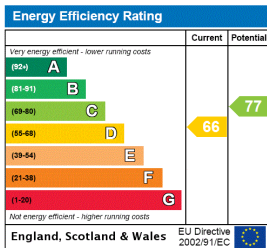
**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**LOCAL AUTHORITY:** Poole

**AT A GLANCE**

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- Two Reception Rooms
- Modern Kitchen
- Garden
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