



17 GAINSBOROUGH
ROAD
BOURNEMOUTH
BH7 7BD

GUIDE PRICE
£750,000 - £775,000
FREEHOLD

“A spacious, four
bedroom, two
reception room,
detached family home
close to local parks and
excellent school
catchment “

Winkworth

for every step...

GUIDE PRICE £750,000 - £775,000

Four Bedrooms
Two Reception Rooms
Spacious Kitchen / Breakfast Room
Utility Room
Undercover Outdoor Dining Area
Exceptional Garden
Excellent School Catchment
Off Road Parking

EPC: D | COUNCIL TAX: F | FREEHOLD: I

01202 434365
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Why Gainsborough Road?

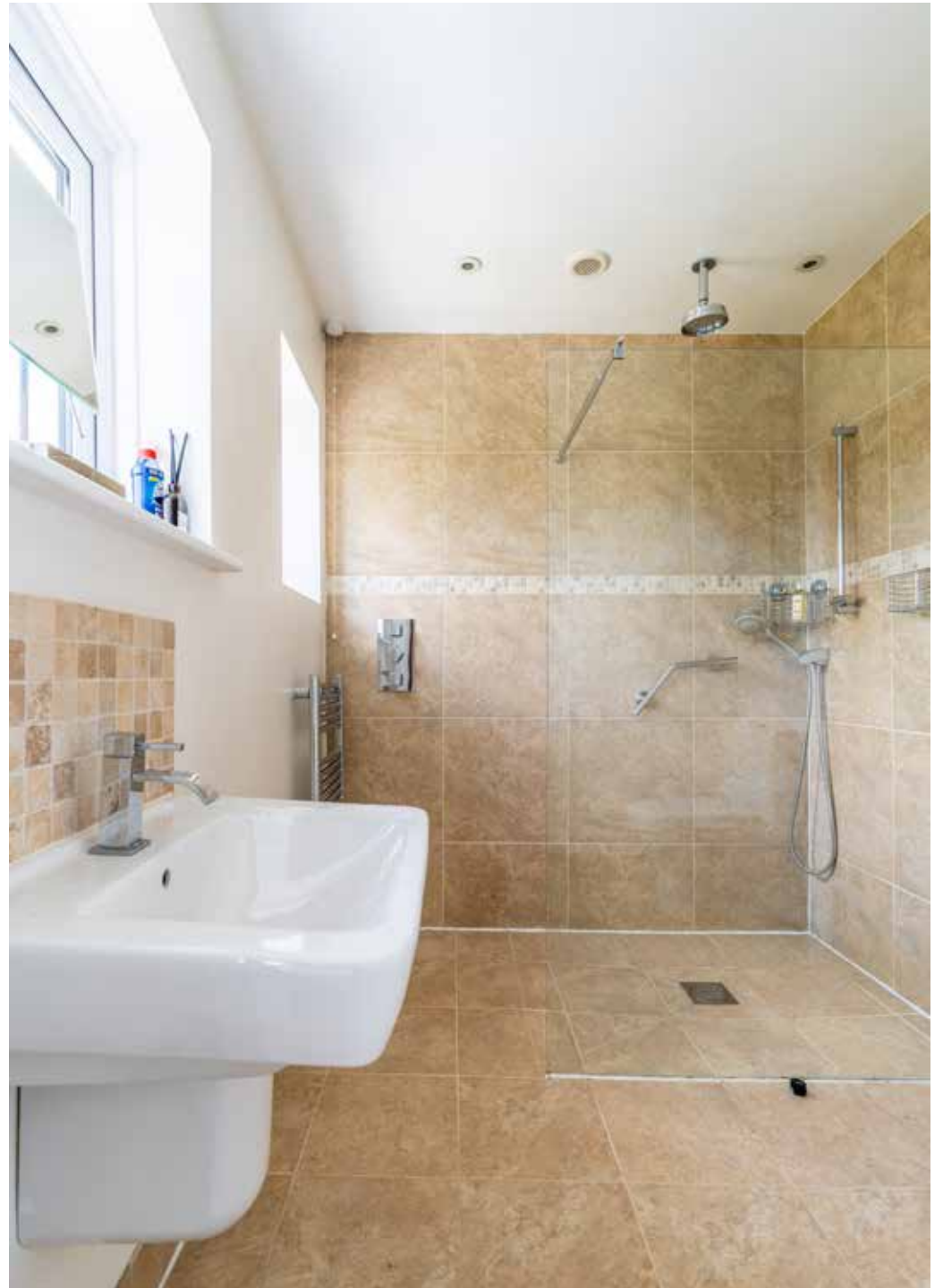
This exceptional family home enjoys a convenient location in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area. Local bus routes to Bournemouth and Christchurch are approximately 100 meters away with Pokesdown train station less than a mile away for anyone looking to commute. Southbourne's vibrant high street is approximately 1.5 miles away where you can find an array of shops, cafés, bars and restaurants to enjoy.

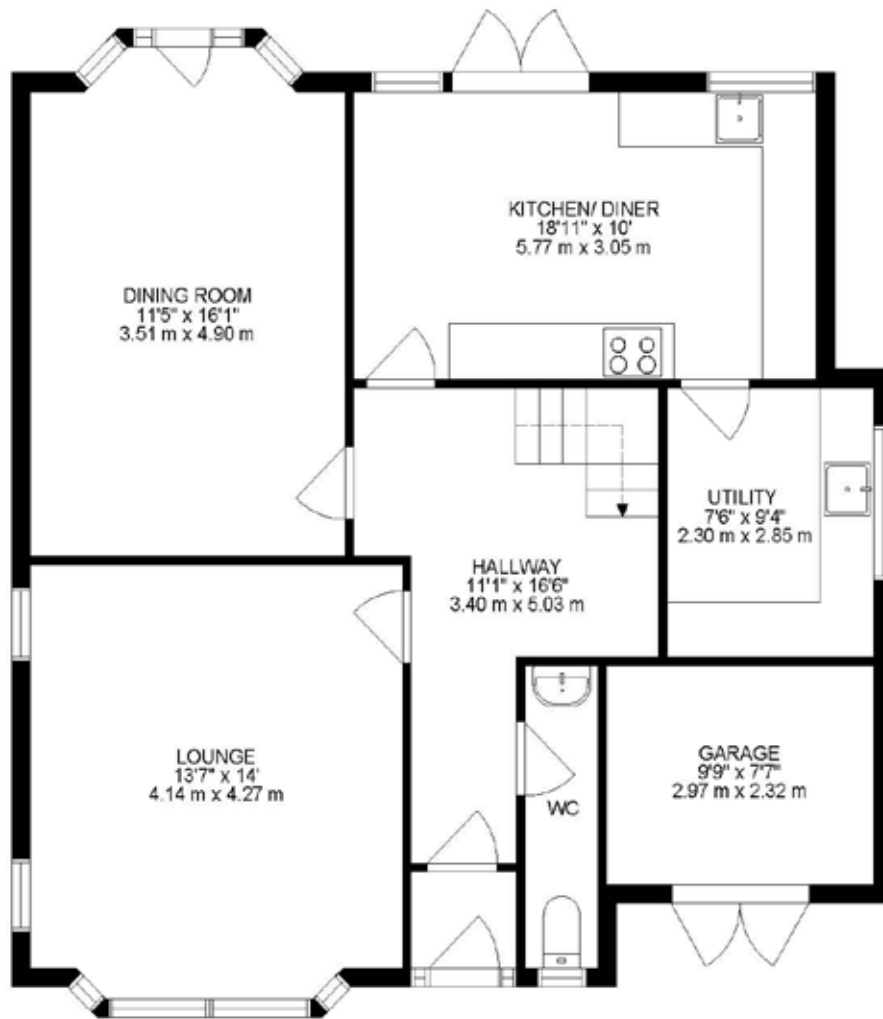
This spacious family home has two generous reception rooms located on the ground floor. The kitchen / breakfast room includes a range of storage cupboards along with a free-standing dual aga and space for a breakfast table and chairs. Double doors providing direct access to the rear garden. A door leads through to a separate utility room with space and plumbing for washing machine and tumble dryer. Ground floor cloakroom.

Located on the first floor are four double bedrooms. Bedroom two enjoys a range of fitted wardrobes, while the primary bedroom benefits from direct access to the family bathroom which includes a double walk in shower cubicle, wash hand basin and wc, part tiled walls and flooring.

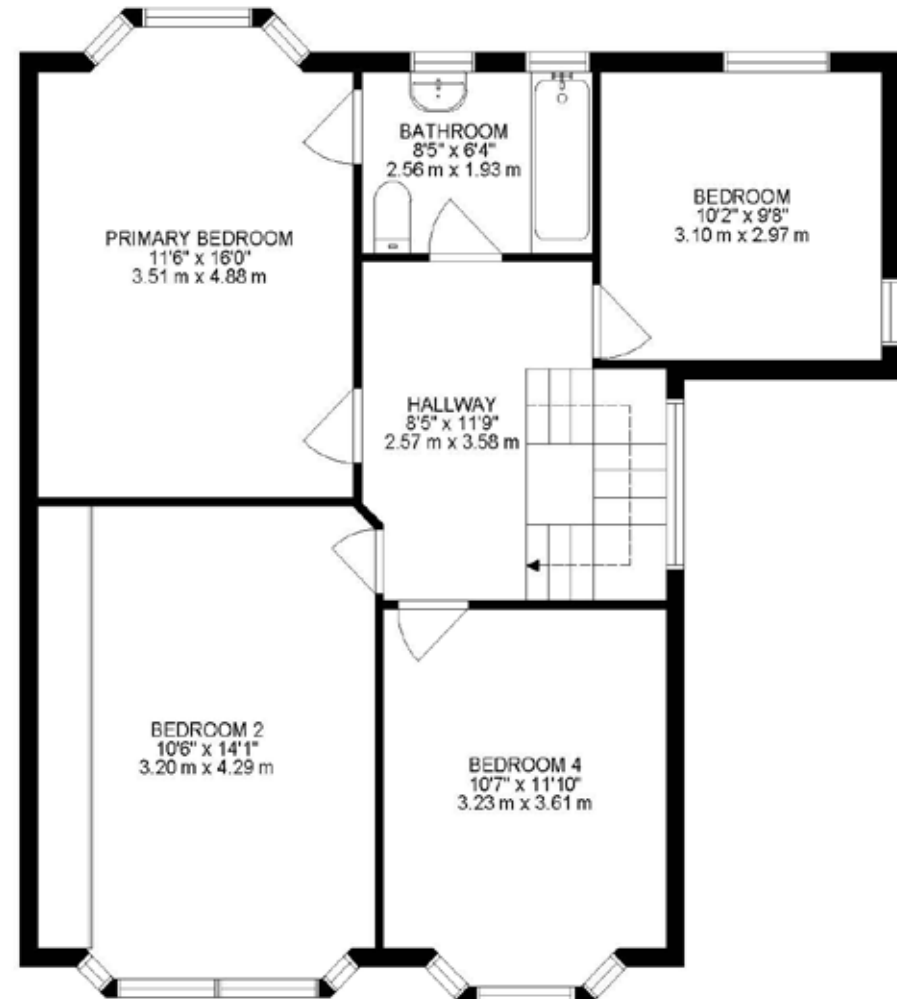
The garden is beautifully maintained with mature shrubs adorning the borders, an undercover dining area adjoining the rear of the property with the remainder laid to lawn.







GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 903 SQ FT, 83.9 m², FIRST FLOOR: 801 SQ FT, 74.4 m²
 TOTAL: 1704 SQ FT, 158.3 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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