



25 WHEATON ROAD
BOURNEMOUTH
BH7 6LH

OFFERS IN EXCESS OF
£300,000
FREEHOLD

“ A three bedroom, two
reception room,
semi detached house
requiring
modernisation
throughout, close to
Southbourne
high street and local
amenities”

Winkworth

for every step...

OFFERS IN EXCESS OF - £300,000

Three Bedrooms
Two Reception Room
Requires Modernisation Throughout
Close To Local Amenities
Approximately One Mile To Southbourne Beach
Excellent School Catchment

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Wheaton Road?

Wheaton Road is conveniently located a short distance to local amenities, excellent transport links with bus routes to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Less than a mile away is Southbourne high street which has been rejuvenated in recent years to include an array of independent shops, cafés, micro breweries and restaurants. Approximately a mile away are Southbourne cliff tops where you can admire the panoramic sea views stretching from the Isle of Wight to Old Harry Rocks. Walk down the zig zag with miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants and bars. Whatever you choose, there is something for everyone to enjoy.

This three bedroom, two reception room, semi detached house requires modernisation throughout providing a blank canvas for anyone looking to create their dream home.

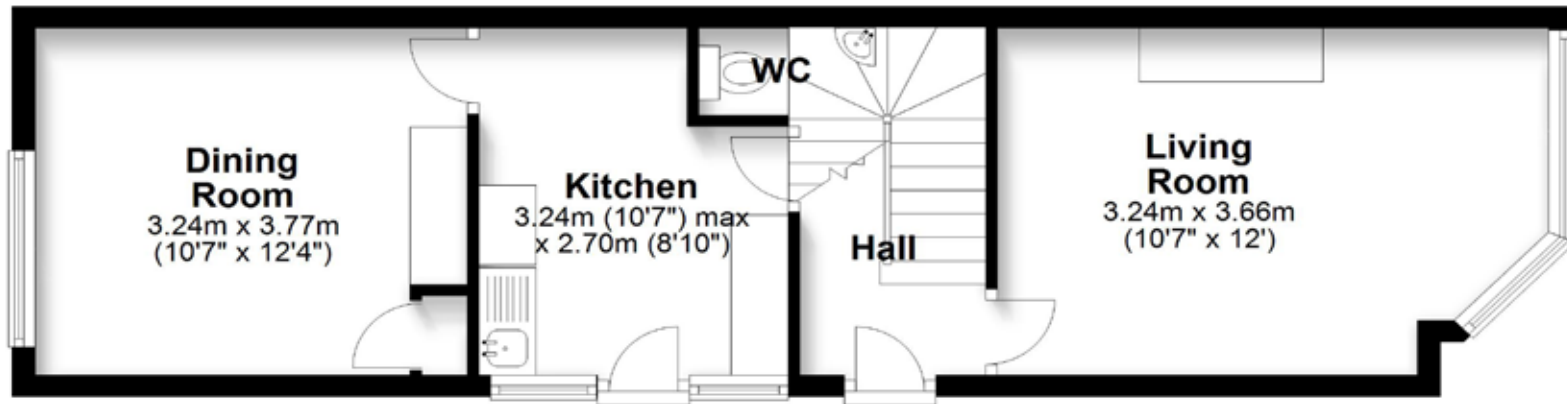
There are two reception rooms on the ground floor along with a good size kitchen and ground floor cloakroom. The first floor accommodation offers three bedrooms serviced by the wet room style bathroom with shower, sink and wc.

Outside, there is a patio adjacent to the rear of the property, a patio slabbed pathway leads to the rear of the garden with the remainder laid to lawn.



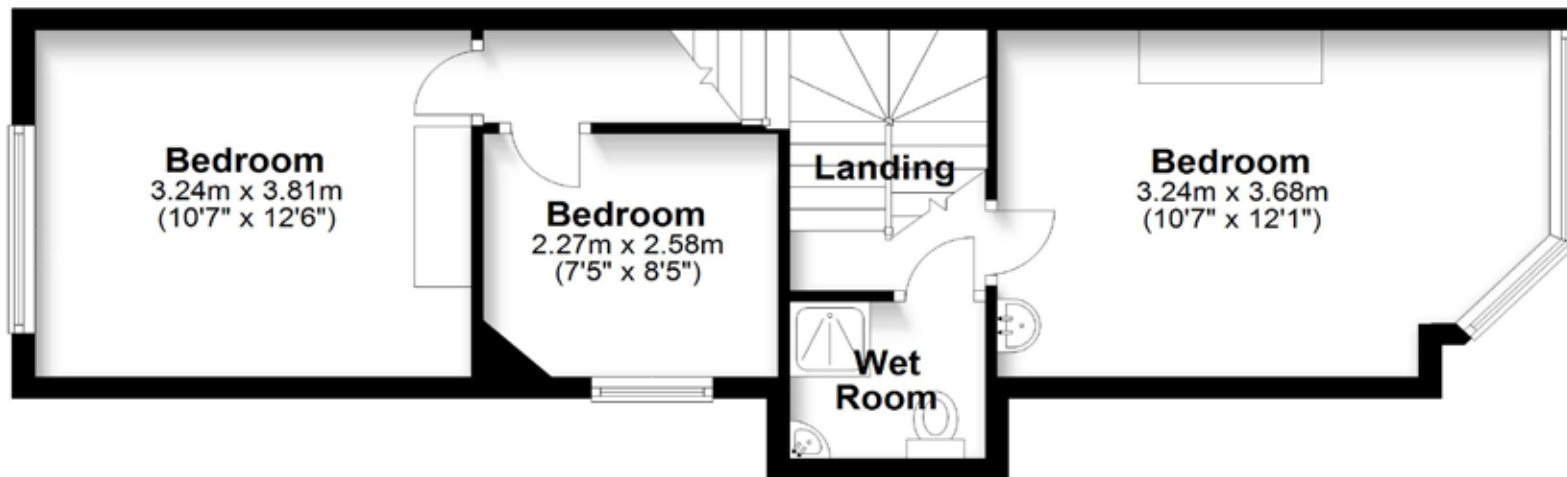
Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 85.0 sq. metres (914.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level.

She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together.

Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

DISCLAIMER:

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

Winkworth

for every step...