



ORMONDE ROAD, POOLE, BH13

£450,000 LEASEHOLD

This beautiful split level maisonette is full of character features and offers spacious and versatile living accommodation over two floors. The property is situated in a quiet sought after road in Branksome Park being close to the excellent range of shops, bars and restaurants in Westbourne Village and the award winning sandy beaches at Branksome Chine. The property is finished to excellent standard throughout and viewing is highly recommended.

Three double bedrooms | Two reception rooms | Two bathrooms | Split level Office area | Beautifully fitted kitchen | Balcony | Front garden Driveway | 1356 SQ.FT

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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.



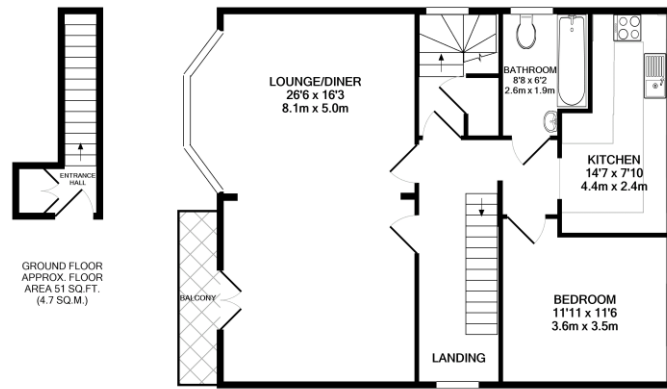
DESCRIPTION

The property is accessed via a private front door from the gated driveway to the right hand side of the building which belongs to this maisonette.

Stairs lead to the first floor landing which is bright with a large stained glass window to one end where an office/snug area can be found. Spanning the width of the property to the front is a large open plan living/dining room which is over 26 feet in length. The lounge area has double opening doors leading onto a balcony enjoying a leafy aspect and a feature gas fire. The dining area accommodates a large table and chairs and is extremely bright with a large bay window and a wall mounted electric feature fire. The high ceilings give a real feeling of space in this room, as they do throughout the whole of the first floor level. The kitchen overlooks the rear of the property and is fitted in a modern style yet in keeping with the character of the property and offers an excellent range of cupboard and drawer units and a breakfast bar area. Also on the first floor is a double bedroom and modern fitted bathroom.

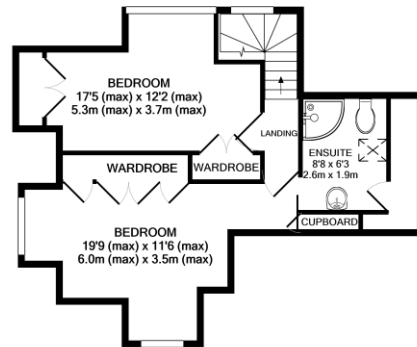
From the first floor landing, stairs lead to the second floor where two further double bedrooms and an en-suite shower room are located. Every room in the property enjoys a pleasant aspect and fitted wardrobes.

Outside, the gated driveway to the right of the property is conveyed with the maisonette providing parking as is the front garden area which is laid with artificial grass and surrounded by mature hedging.



GROUND FLOOR
APPROX. FLOOR
AREA 51 SQ.FT.
(4.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 861 SQ.FT.
(80.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 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: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Three double bedrooms
- Two reception rooms
- Two bathrooms
- Split level Office area
- Beautifully fitted kitchen
- Balcony
- Front garden Driveway
- 1356 SQ.FT

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