



## NORTHBOURNE MEWS, BOURNEMOUTH, BH10

### **£350,000 FREEHOLD**

A beautifully presented three bedroom semi detached house situated within a secluded development in Northbourne. The property benefits from modern accommodation throughout with a low maintenance rear garden as well as a luxurious family bathroom, ample storage and off road parking.

Three Bedrooms | Semi Detached | Secluded Development | Convenient Location | Beautifully Presented | Ample Storage | Large Loft | Off Road Parking

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



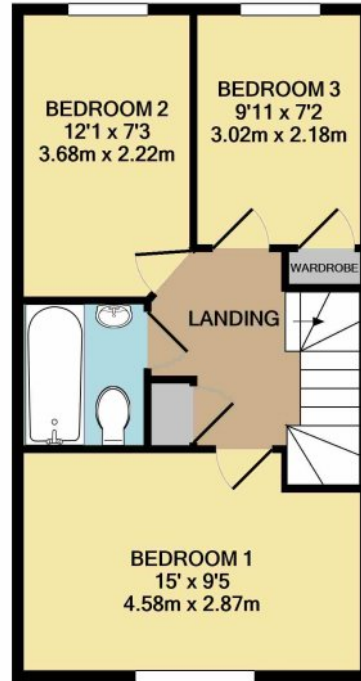
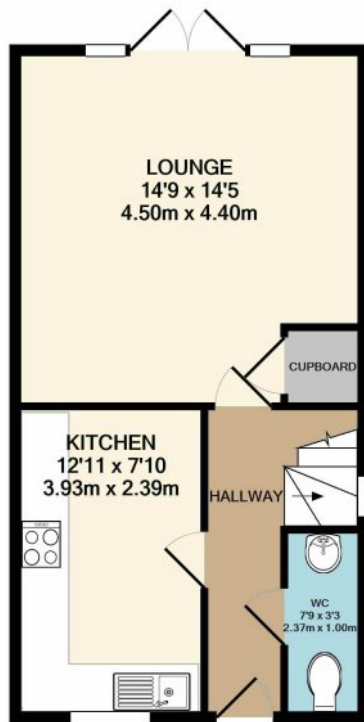


## DESCRIPTION

The house is situated within a gated development of mews houses nicely set back away from the road. There is an off road parking space just in front of the house as well as ample on road visitor parking.

The entrance hallway includes a separate WC as well as doors to principal rooms. The sitting room is a generous size with access directly to the sunny rear garden via french doors. There is also a useful storage cupboard. The modern kitchen is fitted to include a range of base and eye level work units with integrated appliances as well as a bright window overlooking the front aspect.

Upstairs there are three bedrooms, all with ample space for wardrobes and drawers as required. Bedroom three benefits from a fitted cupboard. The luxurious family bathroom is fully tiled and comprises a bath/shower, WC and wash hand basin. There is access to the large loft from the landing.



GROUND FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 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:** BCP Council

## AT A GLANCE

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- Secluded Development
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