



NUTLEY WAY, BOURNEMOUTH, BH11

£315,000 FREEHOLD

A well presented three bedroom terraced house located in a popular area close to local amenities and good travel connections. Bournemouth town centre is easily commutable and there are a range of schools within easy reach.

The house offers good amounts of space throughout with a lovely rear garden which houses a unique log cabin style summer house with sauna.

Terraced house | Three bedrooms | Large lounge | Modern kitchen |
Family bathroom | Good off road parking | Rear garden with summer
house | Sauna

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.



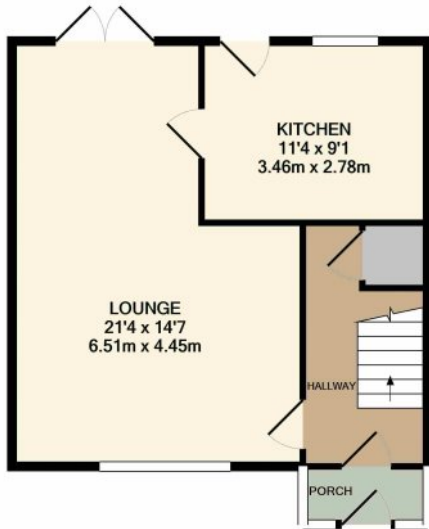
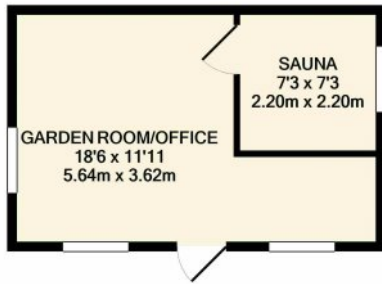
DESCRIPTION

The house is approached via tarmac driveway with parking for several cars. There is a porch ahead of the front door which leads into the entrance hallway housing an under stairs storage cupboard and doors to principal rooms.

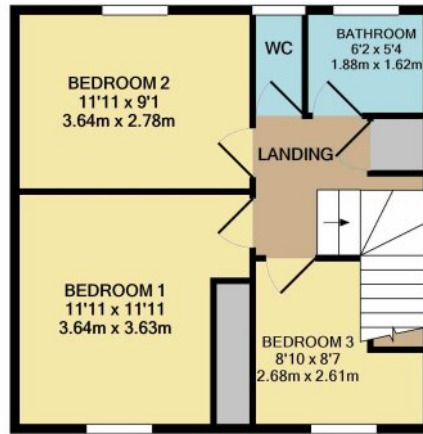
There is a good size lounge with ample room for dining table and benefiting from dual aspect windows and French doors which lead out into the rear garden. The kitchen is accessed by the lounge and is fitted with a range of basin eye level work units with space and plumbing for domestic appliances. There is also a back door to the rear garden.

Upstairs there are three bedrooms the master and second bedroom are good size doubles with the added benefit of fitted wardrobes to the master. There is a separate WC and the family bathroom with suite comprising of a wash hand basin and panelled bath with shower above.

The rear garden is well-established with mature shrubs and trees and there is a fantastic log cabin style garden room which is currently arranged as an office space with dual aspect windows and a purpose-built sauna.



GROUND FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.0 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

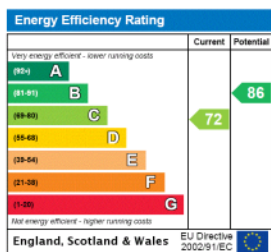
COUNCIL TAX BAND: B

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Terraced house
- Three bedrooms
- Large lounge
- Modern kitchen
- Family bathroom
- Good off road parking
- Rear garden with summer house
- Sauna



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