

SURREY ROAD

POOLE



£499,950
FREEHOLD

paulwatts

SURREY ROAD



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

- BEAUTIFULLY PRESENTED VICTORIAN SEMI
- 4 DOUBLE BEDROOMS one EN- SUITE
- GREAT VIEWS towards the trees of COY POND GARDENS
- Versatile and practical accomodation
- SECOND FLOOR BEDROOM is a great retreat

BEAUTIFULLY PRESENTED 4 BEDROOM VICTORIAN HOME. Surprisingly spacious offering practical and versatile accommodation with great views towards COY POND GARDENS. Ground floor SEPARATE WET ROOM and cloakroom. ACCESS to Bournemouth gardens and beach

SURREY ROAD

Surprisingly spacious 4 BEDROOM VICTORIAN HOME OF MUCH CHARM AND CHARACTER believed to date from 1890

A semi detached house that has been updated and extended over the years yet retains a real flavor of its original era, and is very sympathetically decorated

Now offers very practical and versatile accommodation, all set off by a great view towards the trees of COPY POND GARDENS at the rear

The ground floor accommodation features a cosy panelled sitting room/study and through lounge/dining room with doors out to the garden

The kitchen/breakfast room has a useful dining area and a great view from the window, and has a door through to the CONSERVATORY

With cloakroom and SEPARATE WET ROOM, there is potential for the study to be used as a ground floor bedroom if needed

Ground floor accommodation is completed by a large utility room with door through to the garage

There are 3 double bedrooms on the first floor, together with a bathroom fitted with white suite including bath and shower cubicle

A super retreat is the SECOND FLOOR BEDROOM which has a view over Coy Pond Gardens, en suite shower room and fitted wardrobes

Central heating is provided by a Viacom gas boiler and windows are either hardwood double glazed or UPVC double glazed

A paved driveway provides off road parking and leads to the ATTACHED GARAGE

The rear garden features a wide paved terrace, a great spot to enjoy the view, and there are wide steps down to the lower section of garden,

where there is a private GATE THROUGH TO THE GARDENS BEYOND

Surrey Road leads between Westbourne and Poole, providing an excellent range of shops, cafes, etc. together with access to local beaches.

Walking through the gardens is a very popular route into Bournemouth town centre, gardens and beach

Council Tax Band: D

BEAUTIFULLY PRESENTED VICTORIAN HOME OF MUCH CHARM

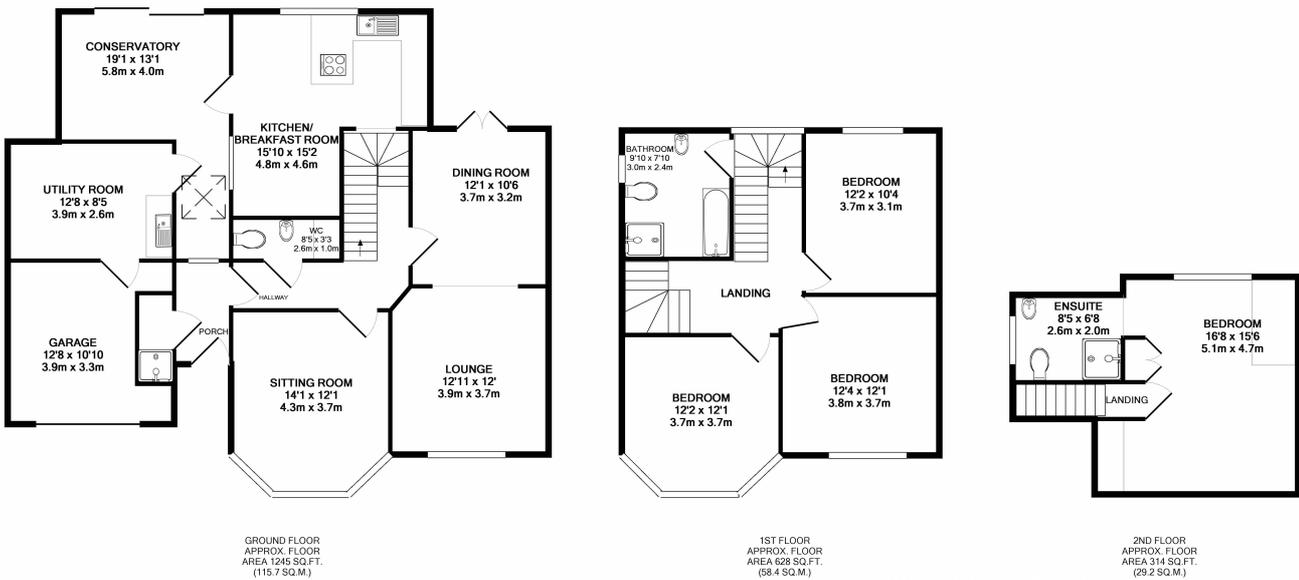
£499,950

FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts

SURREY ROAD



TOTAL APPROX. FLOOR AREA 2188 SQ.FT. (203.3 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.
 Made with Metropix ©2018

£499,950
 FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

