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*Your Local Award Winning Estate Agency*



# MEYERS

MOVING BEYOND EXPECTATIONS



## 22 Somerley Road

Bournemouth BH9 1EW

**Offers in excess of  
£365,000**

- Chain Free!
- Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Modern Family Bathroom
- Mature West-facing Garden

Location

The property is located in popular residential area, within walking distance of the high street to both Charminster, Winton and Queens Park, home to major bus routes and just minutes from the Wessex Way for routes in and out of Bournemouth, perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools including The Grammar Schools.

Description

Offered with no forward chain, this well-presented detached family home is ideally located on a quiet, residential road in a highly sought-after residential area. Perfectly positioned within easy reach of local amenities, including Winton Recreational Park, and benefitting from excellent school catchments, this property is ideal for families and buyers seeking a convenient yet peaceful lifestyle. The ground floor comprises a welcoming entrance hall, a spacious open-plan lounge/diner featuring a charming bay window and French doors leading directly to the west-facing rear garden, and a well-equipped kitchen offering generous storage and worktop space. A convenient downstairs WC completes the ground floor. Upstairs, the property offers two double bedrooms, with the master bedroom boasting another attractive bay window, a further single bedroom, and a modern family bathroom with wash basin, WC and shower over the bath.

Landing

Living Room 13' 11" x 11' 1" (4.24m x 3.38m)

Dining Room 12' 8" x 11' 1" (3.86m x 3.38m)

Kitchen 16' 1" x 9' 1" (4.90m x 2.77m)

WC

First Floor Landing

Bedroom 1 13' 11" x 11' 1" (4.24m x 3.38m)

Bedroom 2 12' 8" x 11' 1" (3.86m x 3.38m)

Bedroom 3 9' 11" x 6' 5" (3.02m x 1.95m)

Bathroom

Outside

Externally, the home enjoys a mature, west-facing garden, perfect for relaxing or entertaining.

EPC

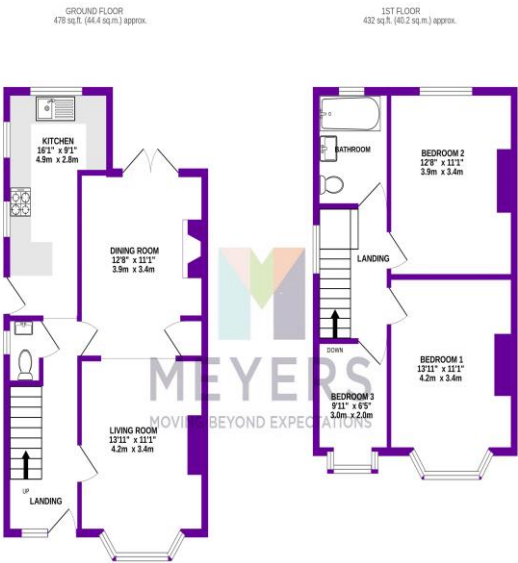
Rating - D

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be

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