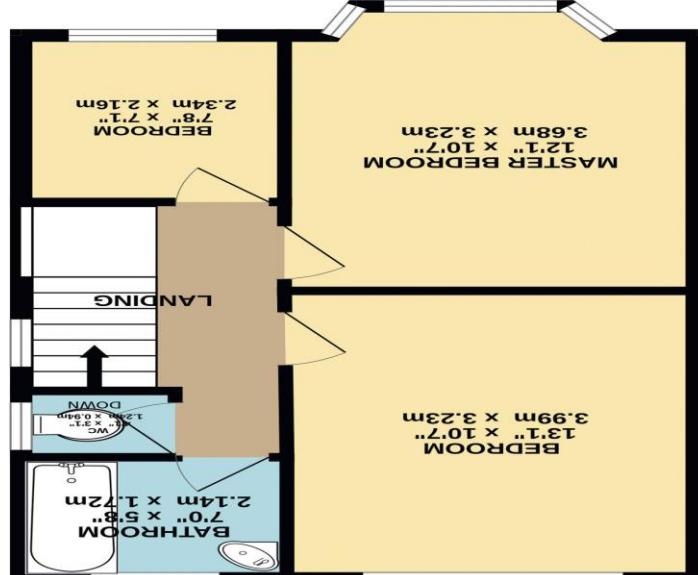


Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

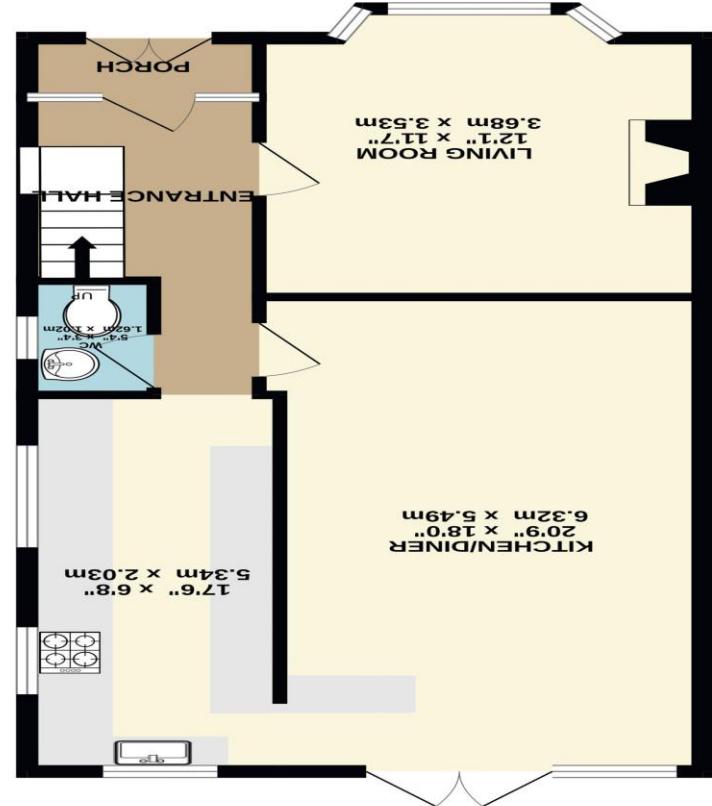
While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no reliance should be placed on them for any purpose. The services, fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Prospective purchasers are advised to make their own independent enquiries regarding these items. No responsibility is taken for any error in these particulars which are intended for guidance only.

TOTAL FLOOR AREA: 1082sq.ft. (100.5 sq.m.) approx.

THREE BEDROOM DETACHED HOUSE



460 sq.m. (42.7 sq.m.) approx.



611 sq.m. (56.8 sq.m.) approx.



Wheaton Road, Pokesdown, Bournemouth, BH7 6LL
£475,000 – Freehold

Three-Bedroom Detached Family Home | Close to Shops | Porch | Entrance Hall | Ds WC | Large Kitchen/Dining Room | South-Facing Garden | Summer House | Driveway Parking

This beautifully presented three-bedroom detached family home is located on Wheaton Road in the sought-after area of Pokesdown. This location is perfect for families seeking easy access to nearby primary and secondary schools. It is also ideally situated near local shops, bus routes, and the Pokesdown railway station, providing easy access to London Waterloo, Winchester, and Southampton. The bustling Southbourne Grove, with a variety of shops, bars, cafes, and restaurants, is also nearby, along with Southbourne's award-winning blue-flag beaches. Kings Park, located right across the street, is perfect for walking the dog or spending quality time with family.

Upon entering the property, you will find a porch that is ideal for storing coats and shoes. Beyond this is the living room, featuring a bay window that allows plenty of natural light and a charming fireplace. Towards the rear, there is an impressive modern fitted kitchen diner measuring 18 by 20 feet, which offers ample cupboard and worktop space, a built-in gas hob, and areas for both a tumble dryer and washing machine, along with an integrated dishwasher. The dining area is an excellent entertaining hub and boasts French doors leading to the garden. Additionally, the ground floor includes an under stairs WC with a basin.

The first floor consists of two good-sized double bedrooms, with the master bedroom benefiting from a bay window overlooking the front of the house, while the rear bedroom offers a view of the garden. The third bedroom is a spacious single, making it perfect as a child's bedroom or home office. The modern fitted bathroom is fully tiled and includes a bath and basin, with a separate WC that features a window for ventilation.

Outside, the property offers a southwest-facing garden that is mainly laid to lawn, along with a decking area that is ideal for sunny days. There is also a summer house and a flower bed, all surrounded by wooden panel fencing. At the front, you will find a driveway providing off-street parking.

Tenure: Freehold

EPC Rating: 69 | C

Council Tax Banding: C

