

make or give any representation or warranty in respect of the property.
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 only and no guarantee can be given.

Porches, patios, gardens, paths, trees, shrubs, fences, walls, services, stairs and fittings shown on the plan are not included in the measurement of rooms or areas. Measurements shown on the plan are approximate and no guarantee can be given.

Whilst every care has been taken to ensure the accuracy of the information contained herein, measurements

of doors, windows, rooms and any other items are approximate and no guarantee can be given.

TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.



1022 sq.ft. (95.0 sq.m.) approx.
GROUND FLOOR



6 Roscrea Close, Wick, Bournemouth, Dorset, BH6 4LX
GUIDE PRICE £550,000 – Freehold

Two Double Bedroom Detached Bungalow | Quiet Cul-De-Sac In Wick Village | Entrance Hall | 19' Lounge/Dining Room | Conservatory | Kitchen | Two Double Bedrooms | En-Suite Shower Room | Family Bathroom | Large Rear Garden | Garage | Off Road Parking | Video Tour Available

A two double bedroom detached bungalow nestled at the end of a quiet cul-de-sac in the heart of Wick just a short walk to the river and the picturesque Hengistbury Head. Shopping and transport facilities can be found locally at Tuckton and the larger towns of Christchurch and Southbourne are both within easy reach. The property benefits from spacious accommodation, UPVC double glazing & gas fired central heating, and is offered for sale with no onward chain.

Access the property via the porch into the entrance hall which gives access to all accommodation and has two useful storage cupboards. The dual aspect 19' lounge/dining room overlooks the garden with side and rear aspects - French doors lead into the conservatory which in turn leads to the large, sunny garden. The kitchen also overlooks the rear garden and has a door leading to the patio at the side of the property; there is a range of cupboards at base and eye-level with cream 'shaker style' doors and contrasting worktop; built in appliances include double oven, four ring gas hob with extractor over and stainless steel sink with drainer - there is space for a washing machine, dishwasher and a fridge-freezer. Both bedrooms are a great double size and overlook the front aspect; the master bedroom benefits from an en-suite shower room comprising corner shower, wash hand basin, w/c - and is finished with modern tiling. The family bathroom comprises of bath with shower over, wash hand basin inset to vanity unit, w/c - and is also finished with modern tiling. Outside, the expansive, low maintenance rear garden wraps around three sides of the property and is bordered by hedging and hardy plants. There is a good sized lawn, two patio areas and a summer house. At the front of the property, there is a block paved driveway for 2-3 vehicles and garage with up and over door.

EPC Rating: 62 | D

Council Tax Band: E EPC Rating: D

