



Westbourne, Bournemouth, £500,000

Substantial neo-Georgian style town house arranged over three floors



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- Substantial neo-Georgian style town house arranged over three floors
- Versatile living space
- Good size kitchen, dining area and living room to first floor
- Private courtyard leading to communal garden
- Ground floor bedroom and en-suite which could be used as reception room
- Three bedrooms and two bathrooms to top floor
- Integral garage / utility room
- Off road parking to the front of the property
- Conveniently located close to Bournemouth and Westbourne

Inside Areas

A town house built in the 1980s of neo-Georgian design arranged over three floors offering four bedrooms and three bath / shower rooms. Typical Georgian layout with a large kitchen, dining room and living room with west facing Juliet balcony to the first floor. Guest bedroom with en-suite shower room to the ground floor with patio access and three further bedrooms to the second floor, one with an en-suite shower room plus a further family bathroom.

Outside Areas

Wonderful maturely landscaped grounds with inner lawned communal garden and woodland backdrop, giving secure access to Bournemouth Gardens. Easy access to the Western side of Meyrick Park and Westbourne Village. Fully integrated garage with utility accessed via a remote controlled door as well as parking space and front driveway.

Location

The property is located within walking distance of cosmopolitan Bournemouth Town Centre and the character suburban village of Westbourne, via a woodland landscaped walk through Bournemouth Gardens. It sits on the Bournemouth / Poole border and offers easy access to award winning sandy beaches at West Overcliff and Alum Chine. Bournemouth & Westbourne offer a vast array of independent trading retailers with an abundance of highly popular eateries, café bars and pub venues. Excellent road, train and air transport links are close to hand.

Council Tax


BCP Council Tax Band E.

Tenure & Service Charges

Tenure: Freehold.

Service charges for external communal areas:
£809 per annum.

Energy Performance Certificate

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

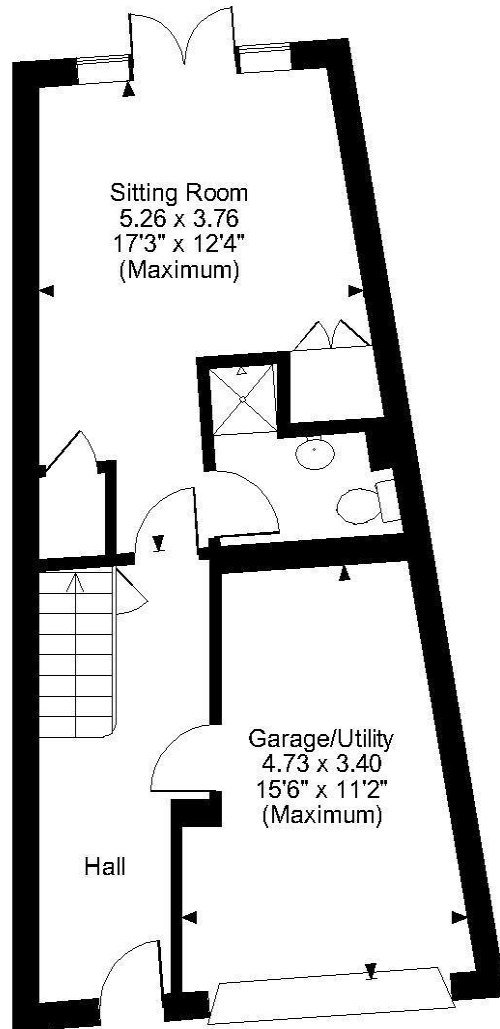
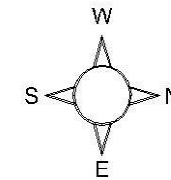
The Cedars, Branksome Wood Road, Bournemouth

Approximate Gross Internal Area

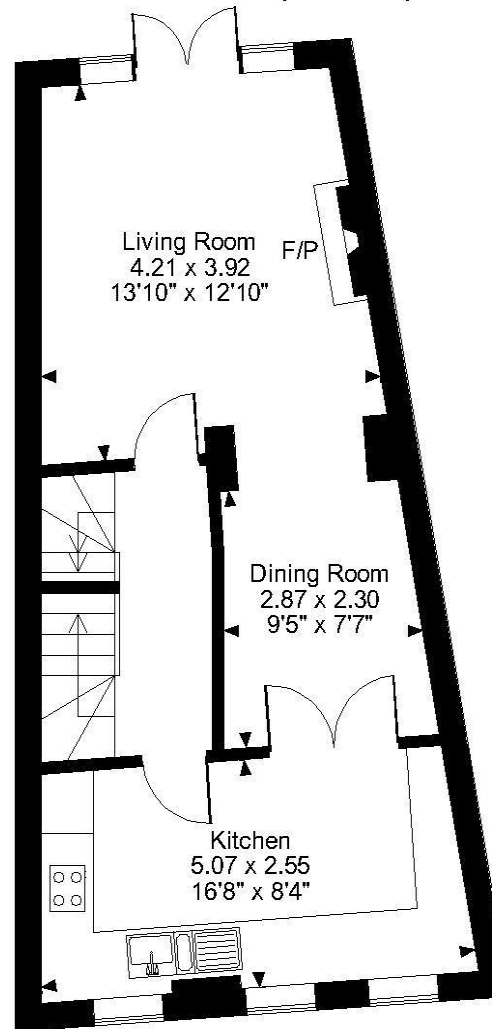
Main House = 1224 Sq Ft/114 Sq M

Garage/Utility = 137 Sq Ft/13 Sq M

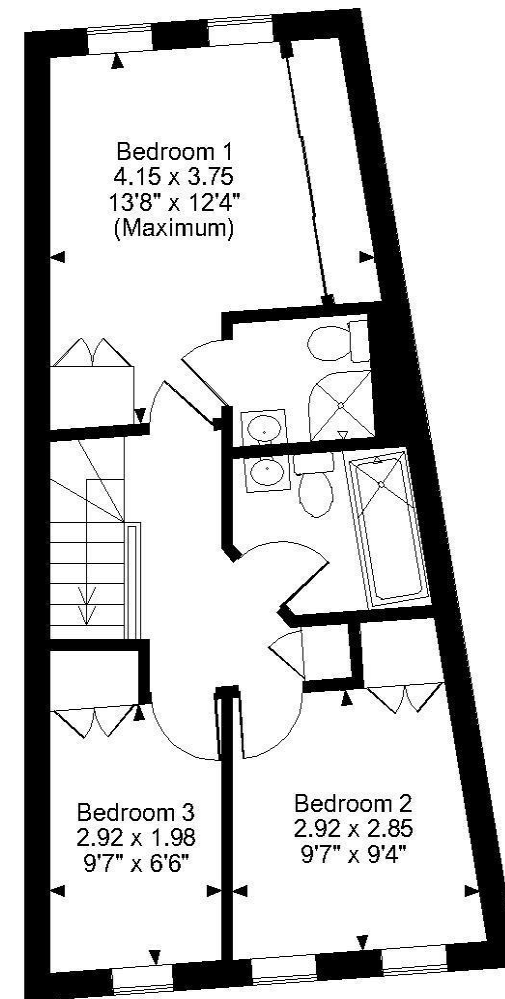
Total = 1361 Sq Ft/127 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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