



30 ROBERTS ROAD
POKESDOWN
BH7 6LN

GUIDE PRICE
£400,000 - £415,000
FREEHOLD

“A three bedroom, two
reception room, semi
detached family home
close to local amenities
and Southbourne high
street ”

Winkworth

for every step...

GUIDE PRICE £400,000 - £415,000

Three Bedroom
Two Reception Room
Modern Fitted Kitchen
Well Presented Throughout
Close To Local Amenities
Less Than A Mile To Southbourne High Street

EPC: D | COUNCIL TAX: C | FREEHOLD

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Why Roberts Road?

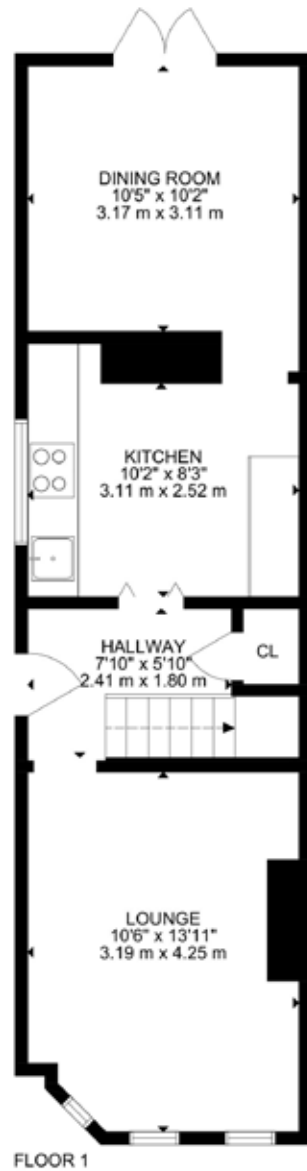
Roberts Road is quietly nestled away a short distance to local amenities and approximately half a mile to Southbourne's high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants and convenience shops. There are excellent transport links to Bournemouth and Christchurch and Pokesdown train station. Southbourne cliff tops are approximately a mile away, with panoramic views from the Isle Of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with an array of cafés, bistro's and restaurants to take in along the way. Kings Park and its adjoining neighbour Pokesdown is home to the premiership team AFC Bournemouth. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and play park for the little ones. With good transport links, it is an ideal location for those that need to commute.

The ground floor accommodation enjoys a spacious lounge with feature bay window with modern fitted shutter blinds. The kitchen has been fitted with a range of modern handleless cabinets with accent lighting, integrated induction hob, mid height oven and microwave, dishwasher, fridge / freezer, washing machine and hot water tap. Stone worktops and tiled flooring to complement. An open arch from the kitchen leads through to the dining room with double doors leading out to a decked area with glazed roof veranda, ideal for outside entertaining.

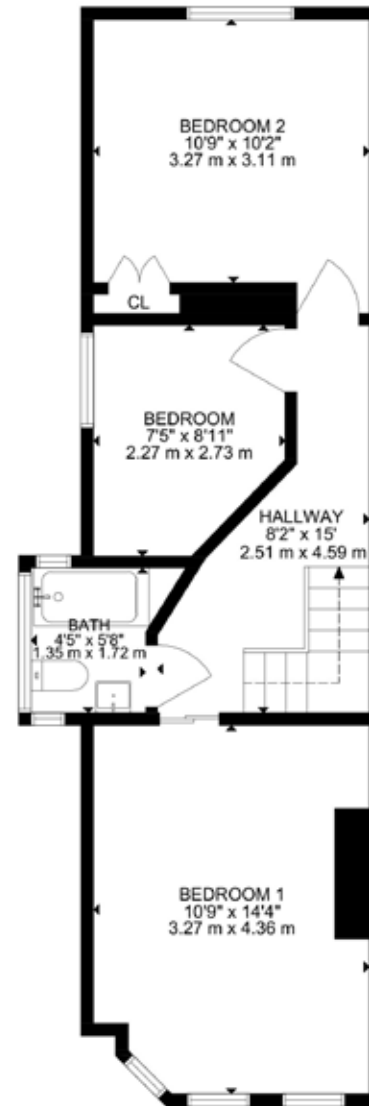
Located on the first floor are three bedrooms, serviced by the family bathroom which includes a bath with overhead shower, wash hand basin and wc.

Outside, the rear garden enjoys mature trees and shrubs adorning the flower beds with the remainder paved with shingle for ease of maintenance.





FLOOR 1



FLOOR 2

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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