



54 WARNFORD ROAD
BOURNEMOUTH
BH7 6QR

FREEHOLD
GUIDE PRICE
£300,000 - £325,000

“A recently re-modernised, two double bedroom, ground floor flat with off road parking and private garden less than 200 meters to local amenities”

Winkworth

for every step...

GUIDE PRICE £300,000 - £325,000

Two Double Bedrooms
Recently Re-modernised
New Kitchen
Off Road Parking
Private Rear Garden
Less Than 200 Meters to Local Amenities

EPC: D | COUNCIL TAX: B | FREEHOLD | MAINTENANCE ??? |
GROUND RENT N/A

01202 434365
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Why Warnford Road?

Warnford Road is conveniently located in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area. Local amenities are just 200 meters away along with transport links to Bournemouth and Christchurch. Pokesdown train station is less than a mile away for anyone looking to commute.

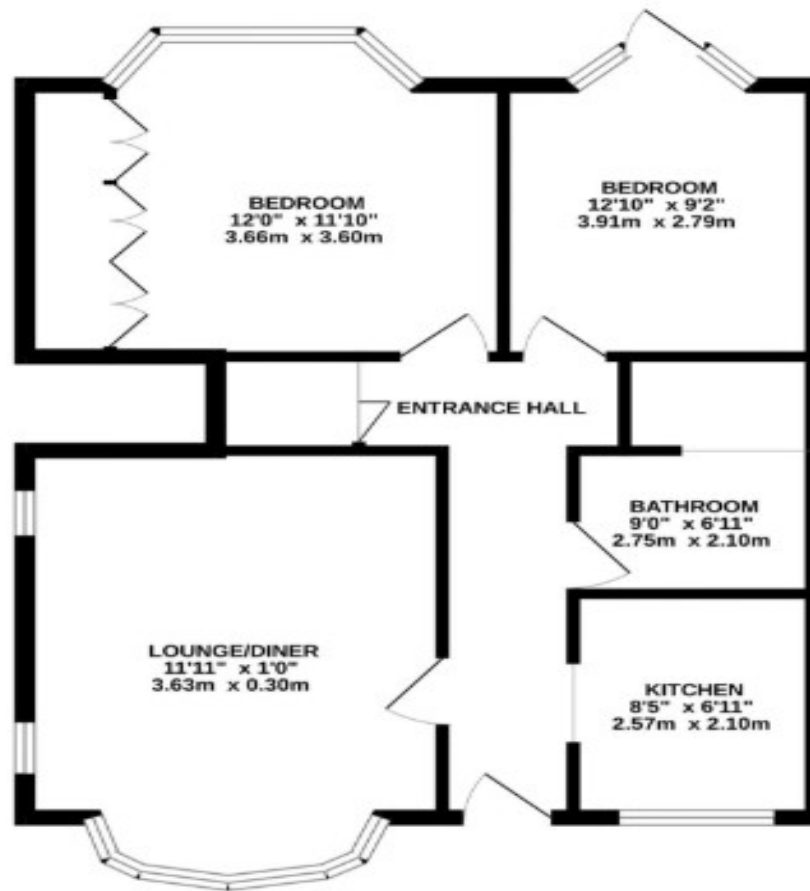
This two double bedroom, ground floor flat has been remodelled throughout to include a new kitchen with a range of modern fitted cabinets, integrated oven and hob with overhead extractor, fridge / freezer and dishwasher.

The lounge enjoys a dual aspect, flooding the room with natural light with a feature bay window and fireplace. Both bedrooms are double in size. Bedroom one benefits from a range of fitted furniture while bedroom two enjoys direct access to the private rear garden. Both bedrooms are serviced by the family bathroom which includes a double ended bath, separate shower cubicle, wash hand basin and wc.

Outside, there is off road parking to the front of the property. The rear garden is fully enclosed and has a patio area with the remainder laid to lawn.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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