



GORDON ROAD, POOLE, DORSET, BH12

£325,000 FREEHOLD

A well presented two bedroom semi-detached house situated in superb position close to local amenities, good transport links and adjacent to the Coy Pond Gardens. Comprising modern accommodation throughout with a private garden and off road parking.

Semi-detached home | Two bedrooms (air conditioning to the master bedroom) | Modern bathroom & separate wc | Large lounge | Fully fitted kitchen | Private rear garden | Off road parking | Very quiet road | Chain free

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

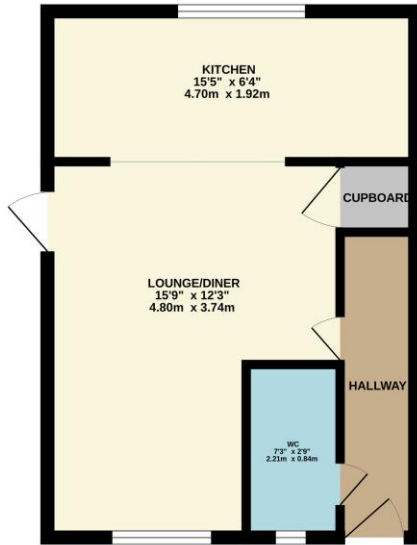
Introducing this well presented semi-detached house in the desirable location of Branksome. This delightful property features two bedrooms, a modern bathroom, a large lounge for entertaining guests, and a fully fitted kitchen.

Step outside into the private rear garden, ideal for relaxing in the sun or hosting summer BBQs, and benefit from off-road parking for added convenience.

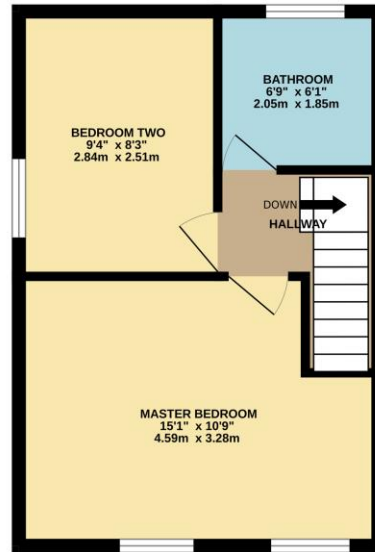
Situated near the vibrant leisure and shopping facilities of Westbourne, you'll find an array of independent shops, bars, restaurants, and coffee shops right at your doorstep. Take a leisurely stroll to the picturesque Coy Pond Gardens, a popular destination for picnics and leisurely walks.

For those who enjoy the outdoors, the award-winning Blue Flag beaches of Bournemouth and Sandbanks are just a short distance away, offering a variety of activities and events year-round. Plus, with easy access to the Bournemouth Wessex Way and mainline train stations, commuting to London or exploring the surrounding areas is a breeze.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Semi-detached home
- Two bedrooms (air conditioning to the master bedroom)
- Modern bathroom & separate wc
- Large lounge
- Fully fitted kitchen
- Private rear garden
- Off road parking
- Very quiet road
- Chain free

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