



130 BOSCOMBE
GROVE ROAD
BOURNEMOUTH
BH1 4PG

GUIDE PRICE
£220,000 - £230,000
FREEHOLD

“A two bedroom end of
terrace house,
conveniently located
approximately half a
mile to Boscombe high
street”

Winkworth

for every step...

GUIDE PRICE £220,000 - £230,000

Two Bedrooms
Approximately Half A Mile To Boscombe High Street
End Of Terrace
Conservatory
Vendor Suited

EPC: D | COUNCIL TAX: B | FREEHOLD

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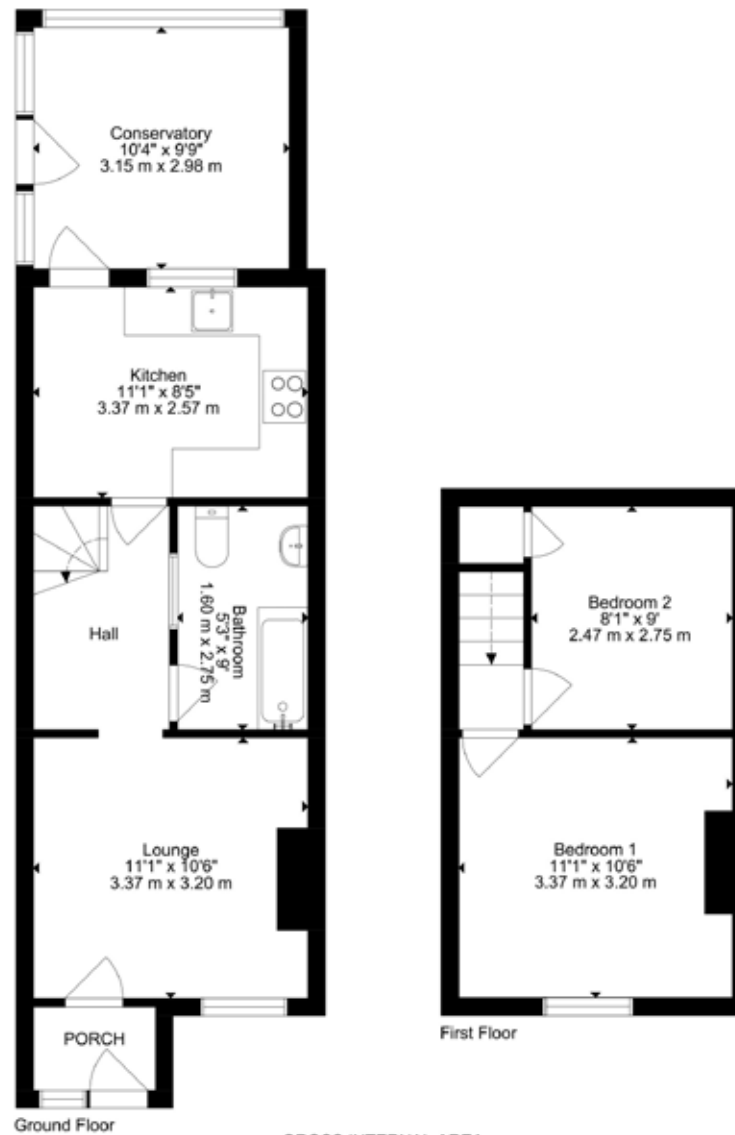


Why Boscombe Grove Road?

Boscombe Grove Road is conveniently located approximately half a mile to Boscombe high street. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. Boscombe beach is home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.

This end of terrace home enjoys a lounge to the front of the property with a hallway leading through to the kitchen. The kitchen has a range of fitted storage cupboards, with space for a freestanding oven and fridge freezer. A door leads through to the spacious conservatory providing the ideal space for dining. Also located on the ground floor is the family bathroom which incorporates a bath with an overhead electric shower, wash hand basin and wc.

There are two bedrooms located on the first floor to front and back. The rear garden has been re-wilded with a useful storage shed to the rear.



GROSS INTERNAL AREA
 GROUND FLOOR: 460 SQ FT, 42.8 m², FIRST FLOOR: 203 SQ FT, 18.8 m²,
 TOTAL: 663 SQ FT, 61.6 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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