



Millhams Road

Bournemouth BH10 7LJ

GUIDE PRICE £570,000





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FREEHOLD**

This spacious four double bedroom, three reception room detached house benefits from the addition of a one bedroom self-contained annexe that is a successful rental business.

This character filled house also has a large utility room that adjoins an integral garage offering a variety of options for re-configuration/extension.

**Positioned in a convenient location for amenities, schools and transport links.
VENDOR SUITED**

**Detached House
Four Double Bedrooms
Three Reception Rooms
Secluded Garden
Self-Contained Annexe
Solar Panels
Vendor Suited
Integral Garage With Large Utility Room
Off Road Parking For Several Vehicles
En-suite Bedroom
Close To Amenities & Transport Links**

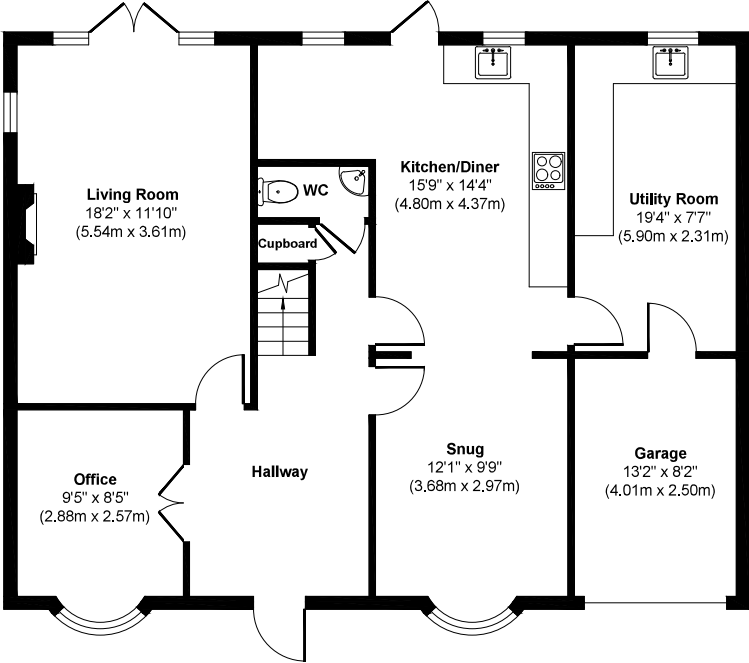
EPC C | Council Tax Band E

**01202 434365
ferndown@winkworth.co.uk**

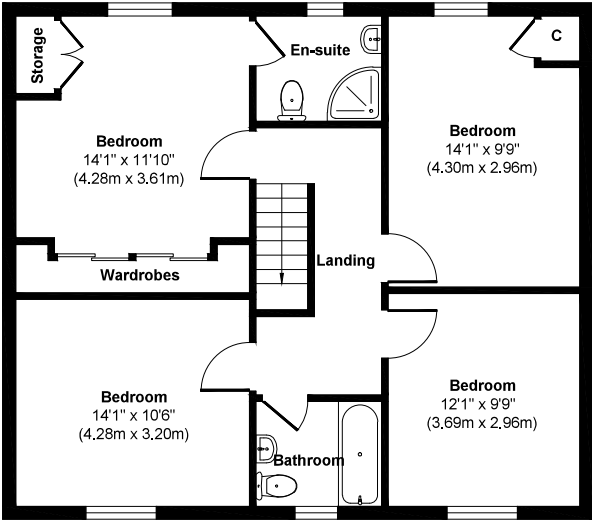




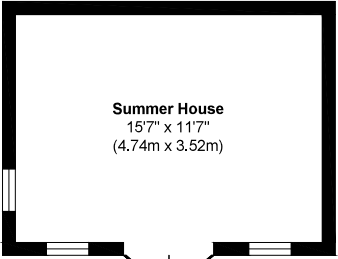
Millhams Road



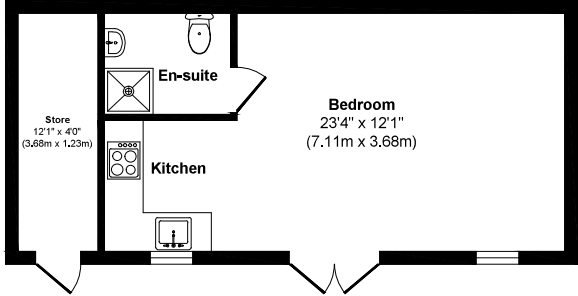
Ground Floor
 Approximate Floor Area
 1027 sq. ft
 (95.43 sq. m)



First Floor
 Approximate Floor Area
 711 sq. ft
 (66.02 sq. m)



Outbuilding
 Approximate Floor Area
 180 sq. ft
 (16.68 sq. m)



Self Contained Annexe
 Approximate Floor Area
 334 sq. ft
 (31.05 sq. m)

Approx. Gross Internal Floor Area Main House 1738 sq. ft / 161.46 sq. m
Self Contained Annexe 334 sq. ft / 31.05 sq. m
Total square footage 2072 sq. ft / 192.49 sq. m
Illustration for identification purposes only, measurements approximate and not to scale.



LOCATION

Conveniently positioned within walking distance of a range of amenities including local shops and Pelham Community and Leisure Centre. There is a selection of schools available, and various bus routes are nearby as well as good road links, and for those who enjoy the outdoors there are plenty of heathland walks to choose from. Bournemouth town centre is located approximately 3.5 miles away and offers a wider range of shopping, leisure and recreational facilities as well as a selection of bars and restaurants and of course award winning sandy beaches!

Winkworth Ferndown

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Winkworth