

BRANKSOME DENE ROAD, BOURNEMOUTH, BH4

£850,000 FREEHOLD

Offered for sale by informal tender with offers invited in writing by 12:00 11th October 2024. This spacious four bedroom character family home is situated in one of the areas most popular roads. The house requires a comprehensive refurbishment throughout to realise its true potential.

Character family home | Four bedrooms | Three reception rooms | Two bathrooms | Detached double garage | Ample off road parking | Front & rear gardens | Requires complete modernisation

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

The house occupies a corner plot on the popular Branksome Dene Road. A gated driveway provides parking for several cars whilst there is access to the detached double garage via dropped curb on Alumhurst road.

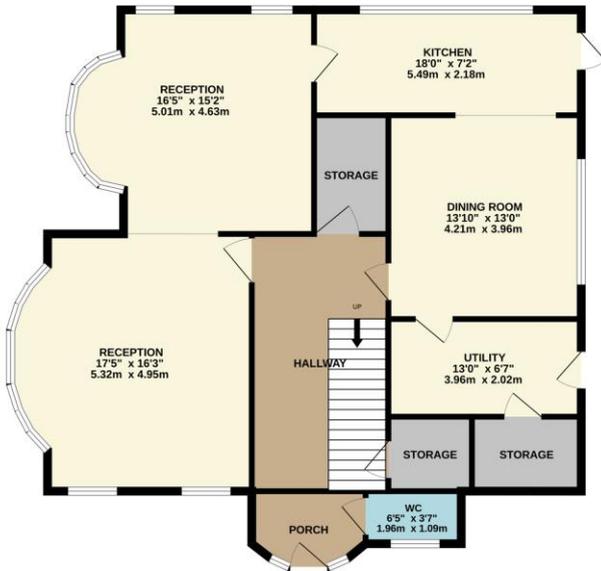
The property requires a comprehensive refurbishment throughout but offers versatile accommodation that with updating would create a modern family home.

Comprising of incredibly spacious accommodation throughout to include three generous reception rooms, four good size bedrooms and two bathrooms.

There are gardens to the front and rear of the property which are laid to lawn with mature shrub and tree borders.

For sale by informal tender with offers invited in writing by 12:00 21st September 2024.

GROUND FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 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: F

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Character family home
- Four bedrooms
- Three reception rooms
- Two bathrooms
- Detached double garage
- Ample off road parking
- Front & rear gardens
- Requires complete modernisation