



**SURREY ROAD, POOLE, BH12**

**£400,000 FREEHOLD**

A superbly presented two bedroom semi-detached house which is situated adjacent the Coy Pond gardens whilst also being near close to local amenities and good transport links. The property is in good order with bright modern accommodation throughout, ample off road parking and a private rear garden.

Semi-detached house | Two generous double bedrooms | Two spacious reception rooms | Modern kitchen and bathroom | Sunny garden | Three off road parking spaces (two to front and one to the rear)

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

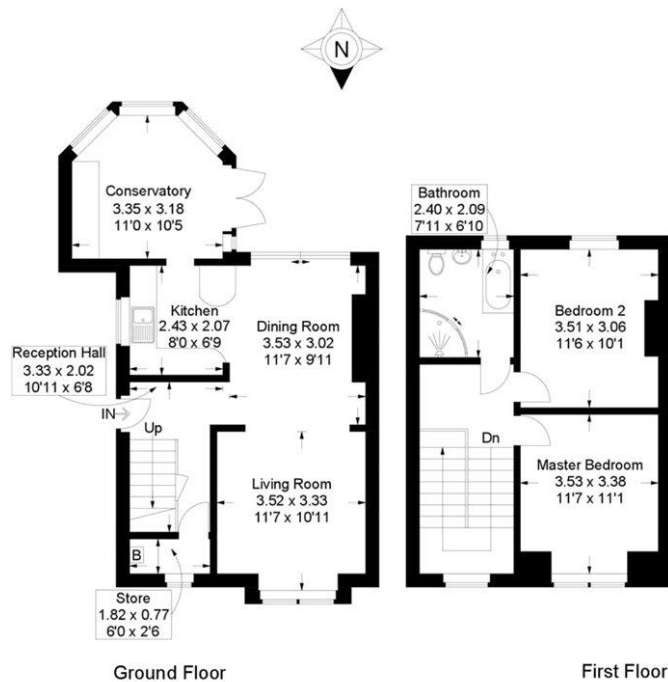
The property is approached via a paved driveway with parking for two cars. A path then leads to the side of the house where the front door can be found.

Downstairs there is a large dual aspect lounge diner with a box bay window to the front of the house with wooden shutters and sliding patio doors to the rear of the room leading into the garden. There is ample room for a dining table and a feature fire place retains the character of the original build. The modern kitchen is open plan to the dining area and is fitted with a range of base and eye level work units. There is a conservatory which incorporates space and plumbing for further domestic appliances and overlooks the garden.

Upstairs there is a spacious landing area currently arranged as a study. There are two generous double bedrooms both with room for free standing furniture. The family bathroom is particular feature of the property with white metro tiles, roll top bath, Victorian style WC and pedestal hand wash basin and a glass cubicle shower.

The rear garden enjoys a south aspect and is predominantly paved with an area for outside dining. A path leads from the garden to Gordon road where there is a third gated parking space.

Surrey Road, Poole  
Approximate Gross Internal Area = 85.2 sq m / 918 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

*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*

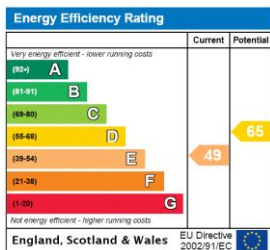
**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

- Semi-detached house
- Two generous double bedrooms
- Two spacious reception rooms
- Modern kitchen and bathroom
- Sunny garden
- Three off road parking spaces (two to front and one to the rear)



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