



12 LASCELLES ROAD
BOURNEMOUTH
BH7 6NF

GUIDE PRICE
£400,000 - £425,000

“A two double
bedroom detached
bungalow in a peaceful
cul de sac, less than a
mile to Southbourne
high street”



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Two Double Bedrooms
Two Bathrooms
Cul De Sac Location
Open Plan Kitchen / Dining Room
Less Than A Mile To Southbourne High Street
Off Road Parking
Garage
Privately Owned Solar Panels

EPC: D | COUNCIL TAX: D

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Why Lascelles Road?

Lascelles Road is a peaceful cul de sac conveniently located close to local amenities and under a mile to Southbourne's vibrant high street which has been rejuvenated over recent years to include a range of independent cafés, restaurants, convenience shops along with bus route to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

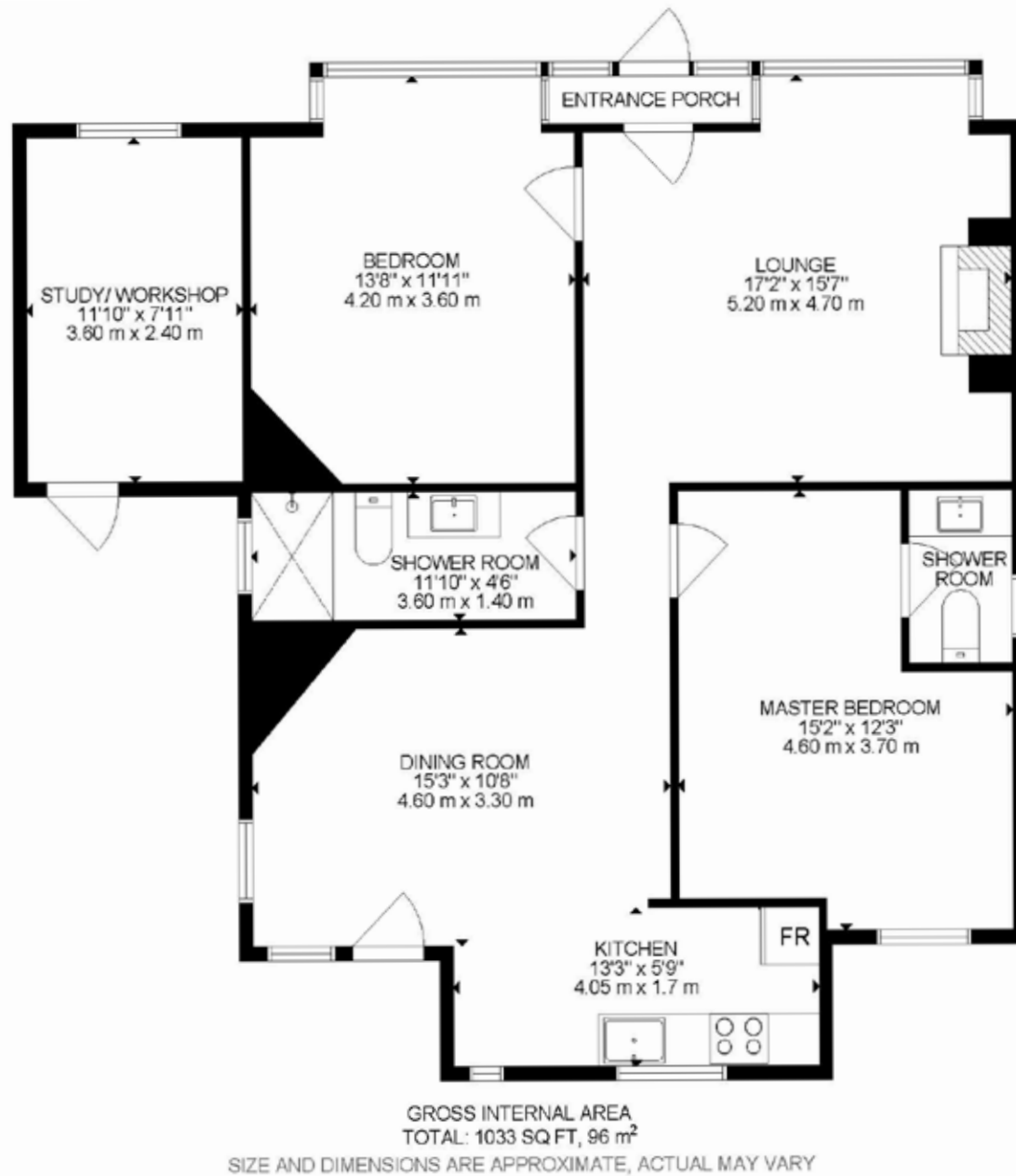
Southbourne cliff tops are approximately a mile away with panoramic sea views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe or stop off at one of the many beach side restaurants, bars or cafés, whatever you decide to do, there is something for everyone.

This two double bedroom detached bungalow enjoys an open plan kitchen / dining room . The kitchen area incorporates a range of units, integrated oven and hob with overhead extractor with space and plumbing for washing machine and under counter fridge / freezer. Double doors provide direct access out to a raised decked area ideal for outside dining with stairs leading down to a lawned area adorned with mature trees and shrubs.

Both bedrooms are double in size with bedroom one benefiting from an en-suite shower room. The family bathroom includes a double walk in shower cubicle, vanity unit with built in wash hand basin and wc, complemented with stylish wall and floor tiles.

The front of the property has off road parking for one vehicle. The garage has been converted to create a workshop.





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.”

