



**Viscount Walk
Bournemouth, BH11 9TA**

FREEHOLD PRICE

£325,000

“Well-proportioned three bedroom mid terrace house with converted garage, modern kitchen and impressive southerly aspect garden”

This mid terrace family home comprises three first floor bedrooms served by a modern family bathroom, an open plan living and dining room with French doors to the rear patio and garden, a stylish refitted white gloss kitchen with integrated double oven continuing into a versatile dining/family space converted from the original garage.

The property is situated in a cul-de-sac within convenient access of local school, Bearwood Community shopping precinct, doctors, regular bus routes and access to nearby Wimborne, Kinson and Poole.

Other benefits include gas central heating, convenient entrance porch, double glazing, driveway parking for several vehicles and a wonderful 80ft private southerly aspect rear garden with large timber store and double gates for rear access to the patio.

Ground Floor:

- **Entrance hall**
- **Lounge** area is open plan to the dining space with French doors and windows to both sides giving access to and overlooking the rear garden, door to Kitchen/breakfast/family room
- **Kitchen/breakfast/family room** is a modern re-fitted white gloss kitchen comprising range of base and wall mounted units with adjoining work tops, integrated oven and microwave, inset four ring gas hobs, extractor above, wall mounted gas combination boiler, window and door to the rear garden, inset ceiling lights, open plan to an area, ideal for family dining with window to the front aspect

First floor:

- **Landing** with storage cupboard, hatch to loft
- **Bedroom one** with window to the front aspect, raised cupboard space
- **Bedroom two** with window to the front aspect
- **Bedroom three** with window to the rear aspect
- **Bathroom** with modern matching bathroom suite comprising a P shape bath with glazed shower screen and tiled splashbacks, wc, vanity unit with inset basin, window

Outside:

Front

- **Driveway** with parking for several vehicles.
- The **rear garden** can be accessed through timber gates at the rear of the garden via a communal pathway.

Rear

- **80' x 20' rear garden** A well-proportioned southerly aspect garden in three sections comprising a level lawn, large patio and steps down to further patio area with timber shed and gated access ideal for motorcycle storage

COUNCIL TAX BAND: C

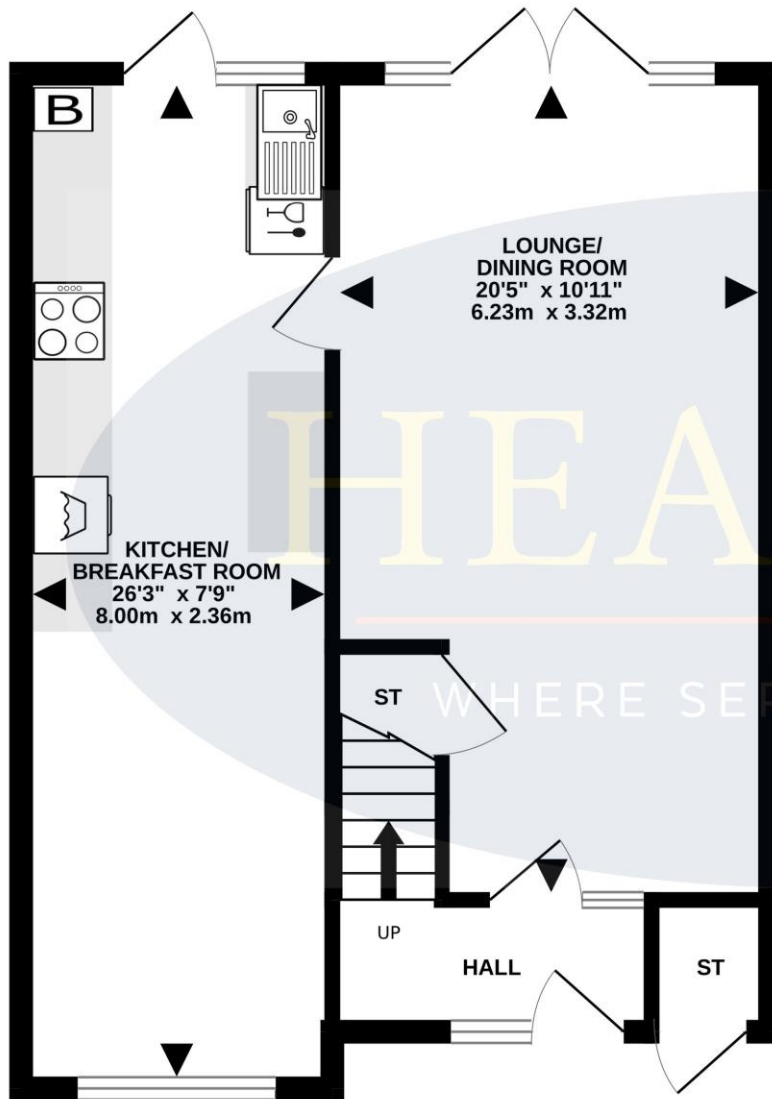
EPC RATING: D



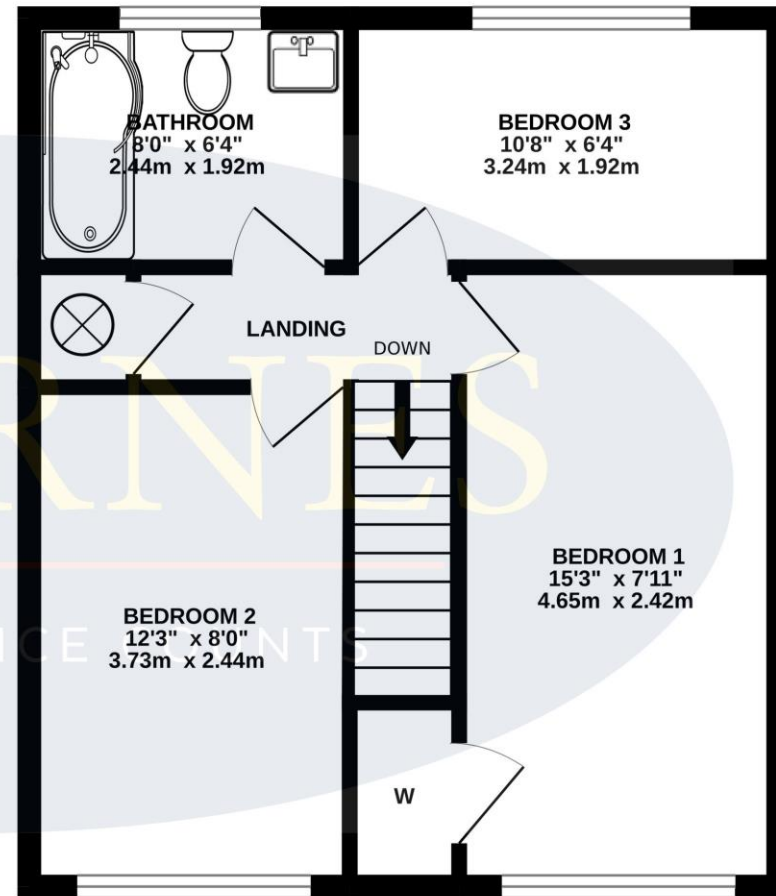
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TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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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GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

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