



**10 Ipswich Road, Westbourne, Bournemouth BH4 9HZ**  
**£700,000 Freehold**







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MAYS

## Property Summary

Modern four bedroom detached residence within walking distance to Westbourne village, with South West facing garden, garage and driveway.



## Key Features

- Fantastic central location to Westbourne village
- Generous living accommodation
- Four bedrooms
- Three modern bathrooms
- Kitchen/dining room
- Office space
- Solar panels
- Garage
- Driveway for parking
- South West facing garden



## About the Property

Open entrance hall leads through to the principle accommodation.

The living room is situated at the front of the property, with elevated treetop views. Double doors lead through to the kitchen/dining room with a range of eye and low-level cupboards, LG American style fridge/freezer, Samsung washing machine, Hotpoint tumble dryer, Siemens dishwasher, integrated electric Neff oven with electric five ring hob and extractor fan above. Sliding doors leading onto the garden.

To the ground floor there are two double bedrooms and a home office area. The family bathroom has been newly renovated with part tiled walls and three-piece suite comprising low flush WC, L shaped bath with overhead shower and wash hand basin with vanity unit under providing ample storage.

Stairs rise to the first floor with bright and open landing.

This floor offers a further two double bedrooms with fitted wardrobes. The master benefits from en-suite shower room. The newly fitted third bathroom completes the accommodation.

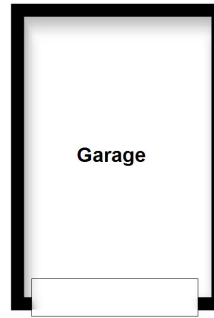
The rear garden is South West facing, tiered and is a great size. Laid mainly to paved patio with access around the property. There are mature trees and shrubs giving privacy, an ideal space for alfresco dining on a summers evening.

BCP Council Tax Band F



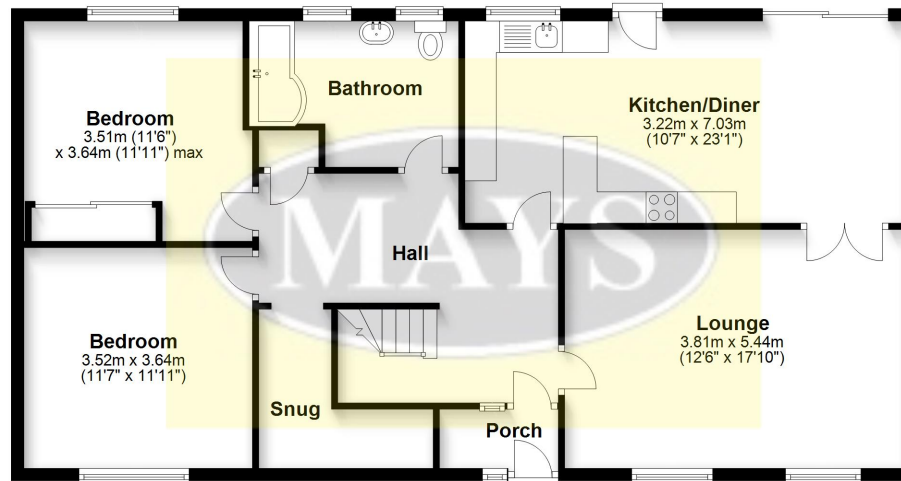
### Garage

Approx. 13.4 sq. metres (144.2 sq. feet)



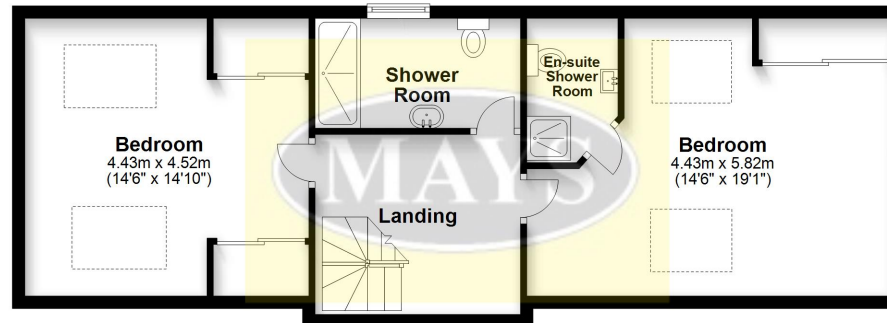
### Ground Floor

Approx. 100.2 sq. metres (1078.8 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 175.7 sq. metres (1891.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx. area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.





## About the Location

The property is situated within a short walk to Westbourne village which hosts a range of local amenities including Marks and Spencer foodhall, bakeries, boutiques and cafe's/restaurants. You can also walk to the beautiful Bournemouth Gardens for a scenic walk and to the golden beaches.



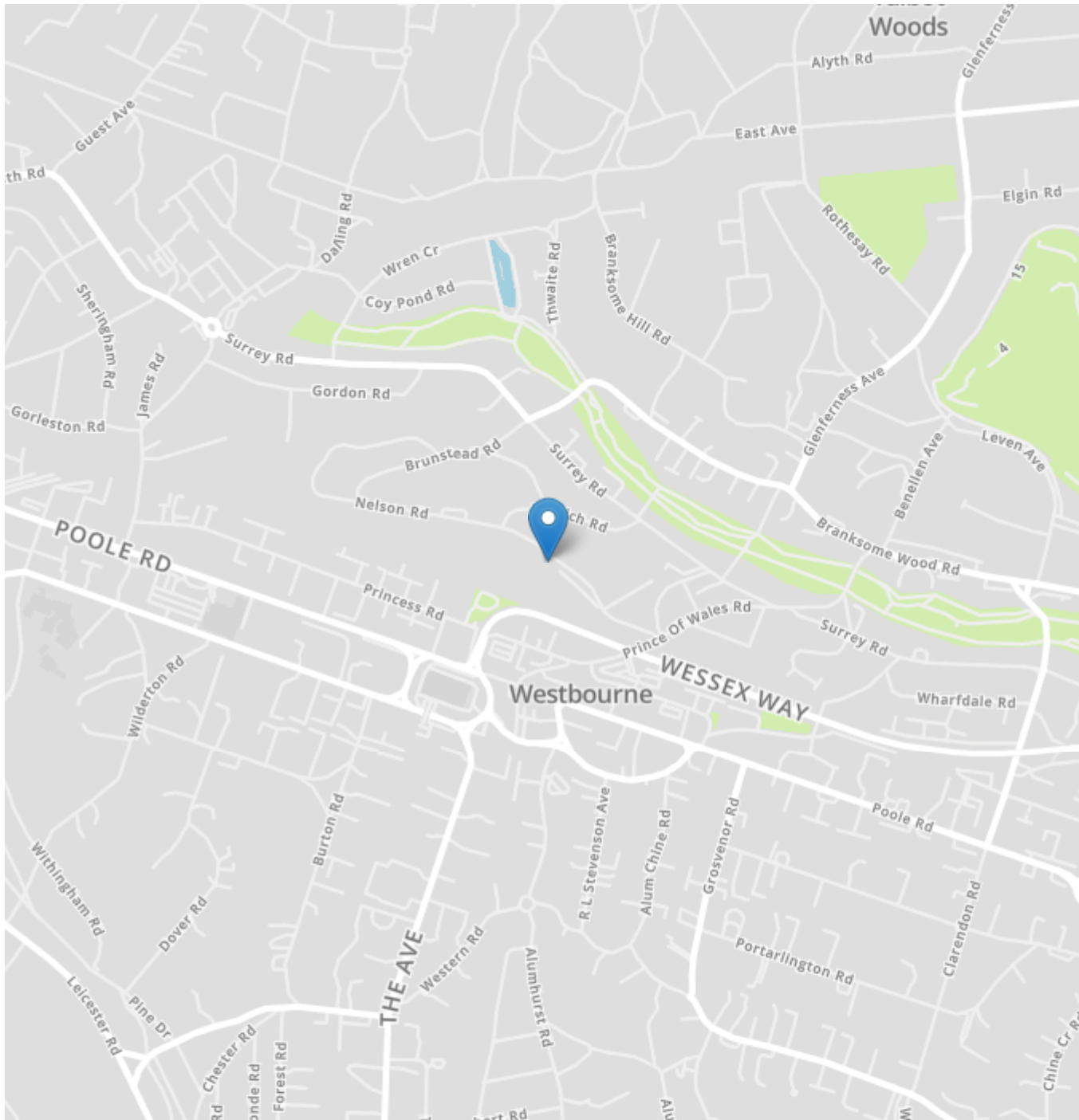
## About Mays


Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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