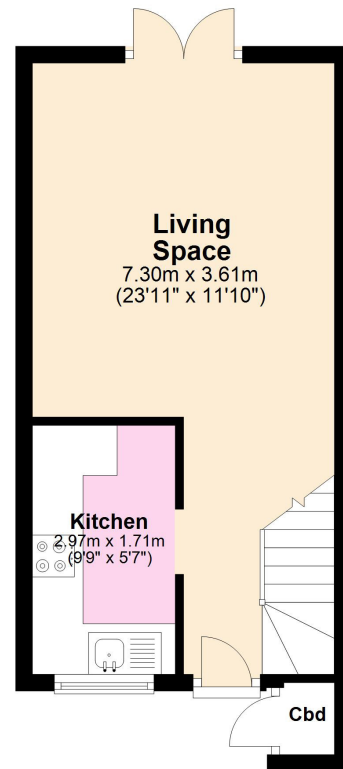
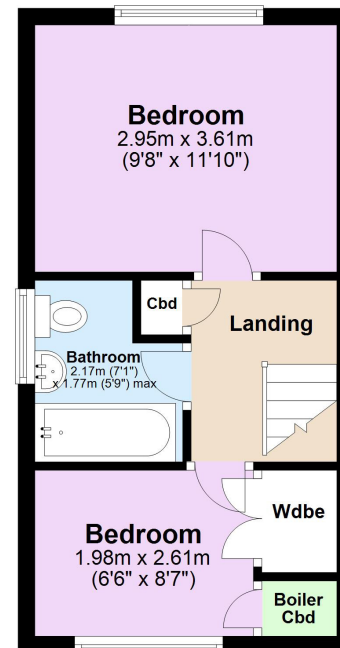


Ground Floor



First Floor



Total area: approx. 53.2 sq. metres (572.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



70 Viscount Walk, Bournemouth, Dorset, BH11 9TJ
Guide Price £245,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom end of terraced house located in the heart of Bearwood. Benefitting from an array of standout features including two good-sized bedrooms, a three-piece bathroom suite, a cosy living room with direct access onto the private garden, a separate kitchen and potential to create an off road parking space. This property is a must view to avoid disappointment and appreciate the accommodation on offer!

If walking is your preferred form of travel, there is plenty of woodland walks nearby such as The SANG and Canford Heath nature reserve. Local amenities include, the medical centre, pharmacy, Co-Op supermarket, Robinsons fish and chip shop, BBL Gym, local church, community centre and bus stops roughly just 2 minutes away. Local schools and nurseries include Tops Day Nursery in Bear Cross, Bearwood Primary School, Elm Academy and Oak Academy. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance from the property and has a variety of convenient amenities as well. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Living Room

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed door to the front aspect, UPVC double glazed French doors to the rear aspect, wall mounted thermostat, consumer unit, two radiator, feature fireplace, power points and part laminate and part carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, four-point gas hob with integrated oven and overhead stainless-steel extractor fan, stainless steel sink with drainer, power points, part tiled walls and laminate flooring.

First Floor

Landing

Ceiling light, smoke alarm, loft hatch (partially boarded with a light), wooden balustrades, power points, storage cupboard with shelving and the light switch to the loft and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, airing cupboard with the boiler enclosed, built-in storage with shelving and carpeted flooring.

Bathroom

Ceiling light, UPVC double glazed frosted window to the side aspect, part tiled walls, panelled bath with overhead shower, pedestal sink, toilet, radiator and vinyl flooring.

Garden

Laid to lawn with patio area, surrounding wooden fences, shingle area and a tree with surrounding bark.

Front of the Property

Patio area, outside storage lock up, outside light, a palm tree and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £2,400
Additional Property: £14,650