



Bay Tree Cottage, 11 Wicklea Road, Wick,
Bournemouth, Dorset, BH6 4LP

Guide Price **£550,000**



3

Bedrooms



2

Living



1

Bathroom



On road only



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A chain free home in a highly sought after location!

LOCATED WITHIN THE SOUGHT AFTER WICK VILLAGE, JUST MOMENTS FROM THE STOUR VALLEY WAY AND HENGISTBURY HEAD, THIS THREE BEDROOM SEMI-DETACHED COTTAGE IS OFFERED FOR SALE CHAIN FREE AND PRESENTS A GREAT OPPORTUNITY!

In recent years the property has been used as a second home and successfully holiday let whilst not in use by the owners. It could therefore be of interest to a like-minded purchaser but would also make a lovely permanent residence.

Entering the property a hallway has stairs to the first floor with a ground floor WC beneath. Doors then lead to all ground floor rooms.

Overlooking the front of property is the smaller of the homes reception rooms which would make a great TV room, study, or even a ground floor bedroom.

To the rear of the home there is an extended lounge/dining room. The lounge area features a fitted log-burner and leads open plan to the dining area which has a vaulted ceiling with skylight and has French doors leading on to the rear gardens.

Also set to the rear, the separate kitchen comes fitted with eye and base level cupboards finished with solid wood worktops and tiled splashbacks. There is a rear aspect window with a butler style sink beneath and space for a full range of appliances, to include a range style cooker.

Moving up to the first floor a landing has a side aspect window, built in double cupboards, and doors to all first-floor rooms.

There are three bedrooms, the master and second bedrooms both making for double rooms with bedroom three making a single room.

The first floor is served by a modernised bathroom which has a rear aspect window, half tiled walls and a modern white suite to include a low level wc, a hand wash basin with vanity storage beneath, a full sized bath, and a separate walk in shower. There is also a heated towel rail.

Outside the property, to the front there is a small garden area enclosed by a low level brick wall, a gate giving pedestrian access to a pathway leading to the front door and down the side of property to the rear garden.

In our opinion a 'good size' the rear garden is a particular feature of the home. It offers a patio area abutting the rear of the home and a second patio set to the rear boundary with remaining gardens mainly laid to lawn with shrub borders.

The property is fully double glazed and benefits from gas central heating. It is offered for sale with no onward chain and ready for both immediate viewing and occupation. Call us to arrange your appointment today!



KEY POINTS

No chain

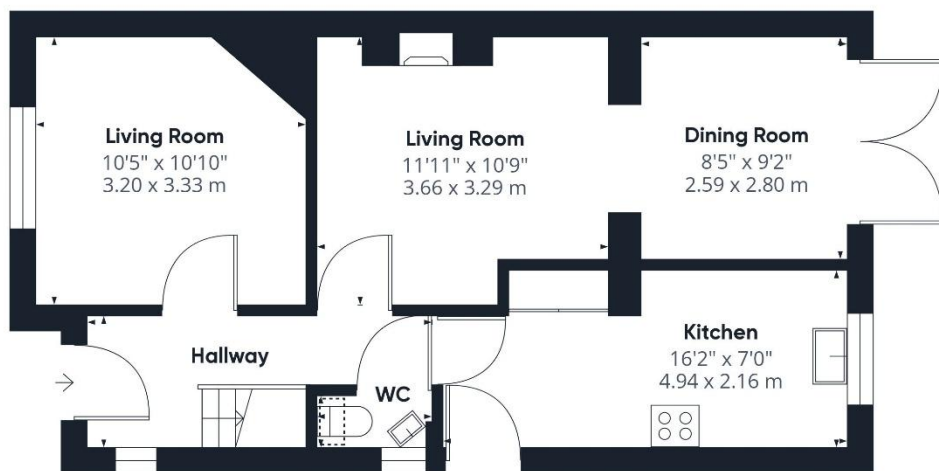
Three bedrooms

Extended lounge/dining room

2nd GF reception/TV room

Stunning location

Generous rear garden



Ground Floor



Floor 1

Approximate total area⁽¹⁾

909 ft²
84.45 m²

Reduced headroom

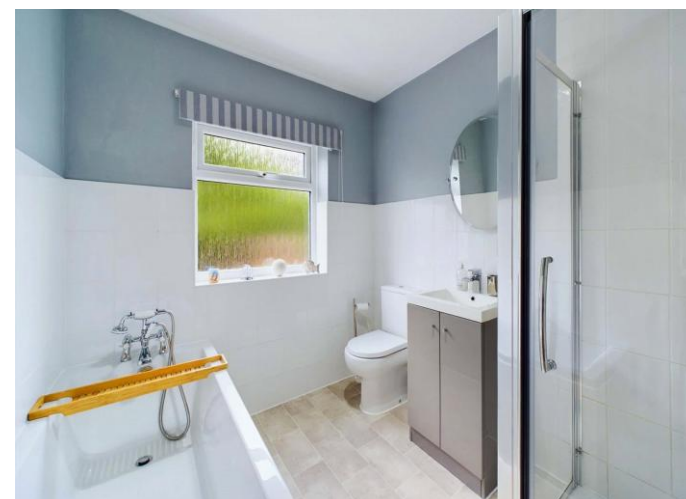
2.38 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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