

49 Wheaton Road, Bournemouth, Dorset,
BH7 6LH

Asking Price **£350,000**



Bedrooms



Living



Bathroom



On road available



EST
1992

THE PROPERTY PROFESSIONALS
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A well-proportioned and presented semi-detached home.

OFFERING THREE WELL PROPORTIONED BEDROOMS AND TWO SPACIOUS RECEPTION ROOMS THIS SEMI-DETACHED HOME IS MODERN AND WELL-PRESENTED THROUGHOUT.

This attractive red-brick semi-detached home offers three bedrooms, two reception rooms, a modern kitchen and bathroom, and a private rear garden. Well-presented throughout and ready to enjoy, it offers a practical layout with a warm, easy-to-live-in feel.

The front door opens into a central hallway featuring wooden flooring and an attractive period staircase with useful storage space beneath. The hallway leading to both the living room and kitchen.

Boasting a wide bay window, the living room is a bright, comfortable space with a feature fireplace and plenty of room to relax.

The kitchen is practical and nicely finished, with white units, timber worktops, metro-style tiling and space for appliances. There is room for a breakfast table and a door leading to the side of property where a pathway gives access to an outside store cupboard, and the rear garden.

Accessed from the kitchen and overlooking the rear garden, a second and versatile reception room offers space for dining - ideal for family meals, hosting friends, or creating a flexible work-from-home area.

Upstairs, there are three bedrooms. Two are generous doubles with bedroom three making a generous single that would work well as a child's room, guest room or office.

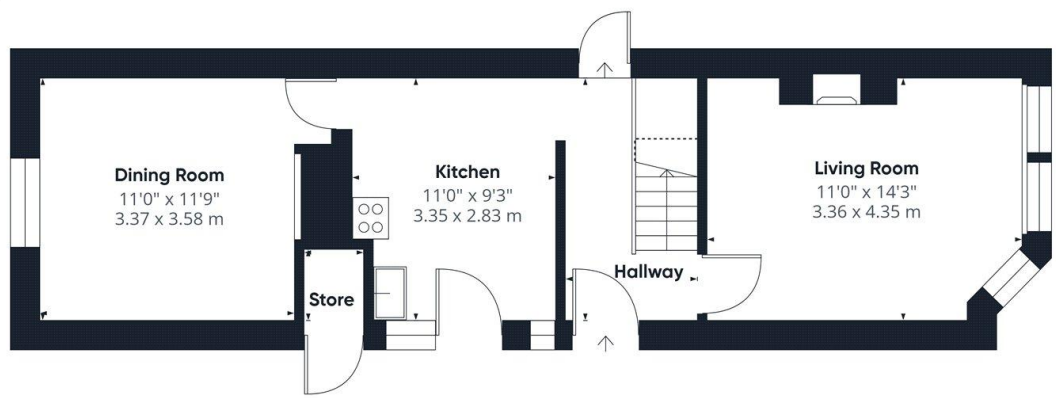
The bathroom is fresh and bright, with white metro tiling, bath with shower attachment, WC and wash basin.

Outside, a small front garden is enclosed by a picket fence and laid for low maintenance. The rear garden is fully enclosed and mainly laid to lawn with a paved seating area set to the rear boundary and adjacent to a wooden storage shed.



KEY POINTS

- Three bedrooms
- Two reception rooms
- Well-presented throughout
- Double glazed and GCH
- Modern kitchen and bathroom
- Enclosed rear garden



Ground Floor



Floor 1

Approximate total area⁽¹⁾
918 ft²
85.2 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

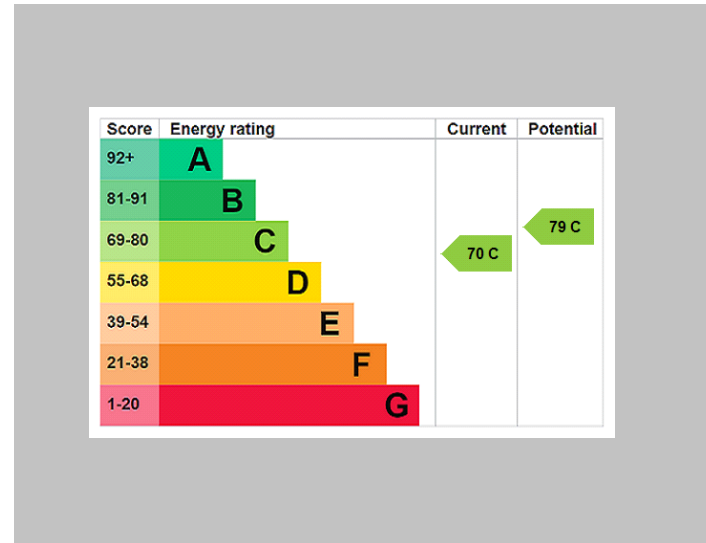
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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