



**Scott Road, Wallisdown  
Poole, Dorset BH12 5AT**



# Scott Road, Wallisdown, Poole, Dorset BH12 5AT

## FREEHOLD PRICE £320,000

A delightful and spacious, three double bedroom bungalow set on an elevated plot with a southerly facing garden, within 150 yards of the entrance to Bourne Valley Nature Reserve. This lovely home offers a generous kitchen/breakfast/diner room, and a generous lounge/diner. Other benefits include a refurbished bathroom and double glazing.

The current owners have resided at the property for the past thirteen years and have really enjoyed the space that the property offers, they have found the property to be very convenient for buses to Poole and Bournemouth from the Wallisdown Road and also the local shops.

The property is set back from the road and two of the bedrooms are set at the front of the property, overlooking the front garden which is mainly laid to lawn. The large kitchen/breakfast/diner and the large lounge are situated at the rear of the property, overlooking the rear garden.

The rear garden is accessed by steps from the private patio area to the elevated position and the owners have enjoyed catching the evening sun, even up until 9pm. There is a large car port with an up and over door, and also to the opposite side of the property, there is a brick-built workshop.

Additional benefits include gas central heating and double glazing.

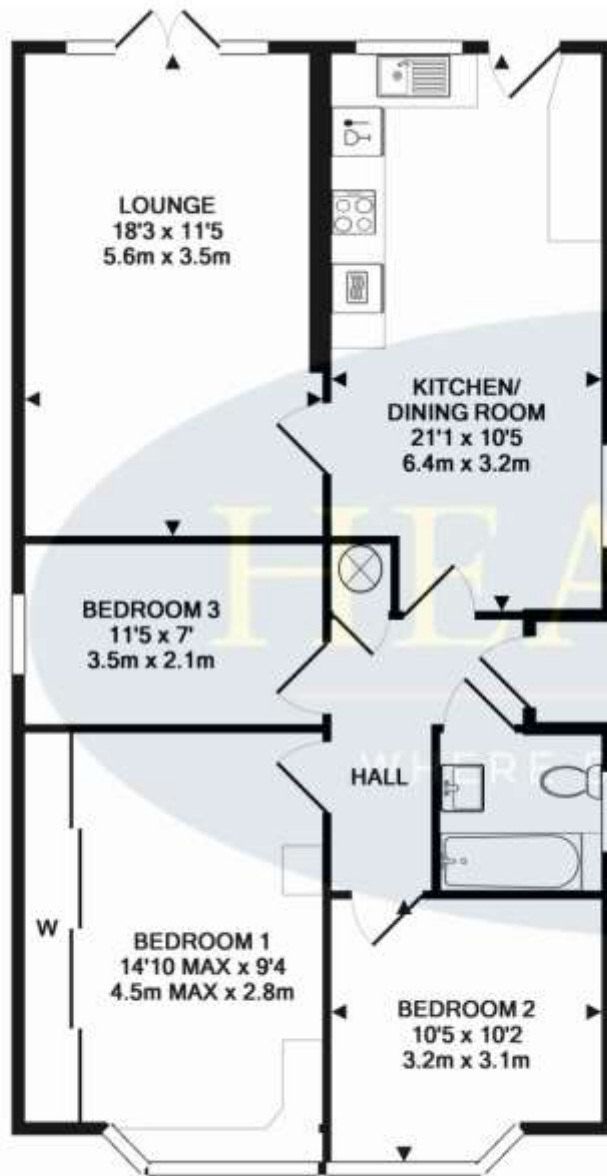
Scott Road is located within 3 miles of Bournemouth Town Centre with its vast array of shops and amenities and 5 miles of Poole Town Centre. Meyrick Park Golf Course is within 2 miles. The club at Meyrick Park offers a state of the art gym, swimming pool with a steam room and sauna and an 18-hole golf course.

**COUNCIL TAX BAND: C**

**EPC RATE: D**



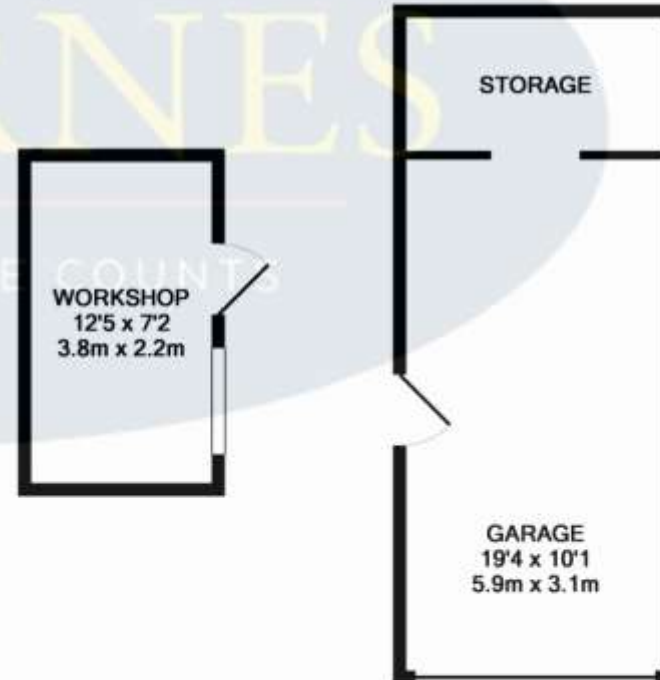
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 878 SQ.FT.  
 (81.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (112.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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NOT LOCATED IN EXACT POSITIONS  
 APPROX. FLOOR  
 AREA 338 SQ.FT.  
 (31.4 SQ.M.)

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