



FOR SALE
HEARNES
01202 888888



Riverside, Wimborne Road
Bournemouth, Dorset, BH10 7BP

FREEHOLD

GUIDE PRICE £250,000

This superbly positioned and rarely available two double bedroom semi-detached family home has a 110ft rear garden and a driveway providing off-road parking. Situated in a convenient and unique location approximately 300 metres from the River Stour and Nature Reserve.

The property was built in the 1930's and has been in the current family since the 1940's. There is an enormous amount of scope and potential to be enlarged and enhanced subject to the necessary planning consents. Offered with no onward chain.

Ground Floor

- **Entrance porch**
- **Entrance hall**
- **Lounge** with a double glazed window to the front aspect
- **Dining room** with a double glazed window overlooking the rear garden
- **Kitchen** with views over the rear garden and a door leading out to the patio area

First Floor

- **Master bedroom** which is a good sized double bedroom with a double glazed bay window to the front aspect
- **Bedroom two** is also a large double bedroom enjoying a view over the rear garden
- **Family bathroom** incorporating a panelled bath and pedestal wash hand basin
- **Separate cloakroom** with a wc

Outside

- The **rear garden** is a superb feature of the property as it measures approximately **110ft in length** with a paved patio area adjacent to the rear of the property and the remainder of the garden predominantly laid to lawn, bordered by well-stocked shrub borders and flower beds. At the far end of the garden there is a useful timber storage shed
- We have been informed that originally there was a rear pedestrian gate from the garden, which gave direct access to a path leading down to the River Stour
- Front driveway providing **off-road parking**
- Further benefits include double glazing and a gas-fired central heating system with a replacement boiler

The property enjoys a fantastic location, conveniently situated for Bournemouth's town centre approximately 4 miles away. Ferndown offers a further selection of amenities and is approximately 3.5 miles away. Castle Point shopping centre is less than 2 miles away. As mentioned previously the River Stour is within easy reach and offers delightful River walks down to Throop and Holdehurst village or in the opposite direction up to West Parley.

COUNCIL TAX BAND: C

EPC RATING: 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.

“A rarely available family home with a 110ft garden approx. 300 metres from the River Stour”



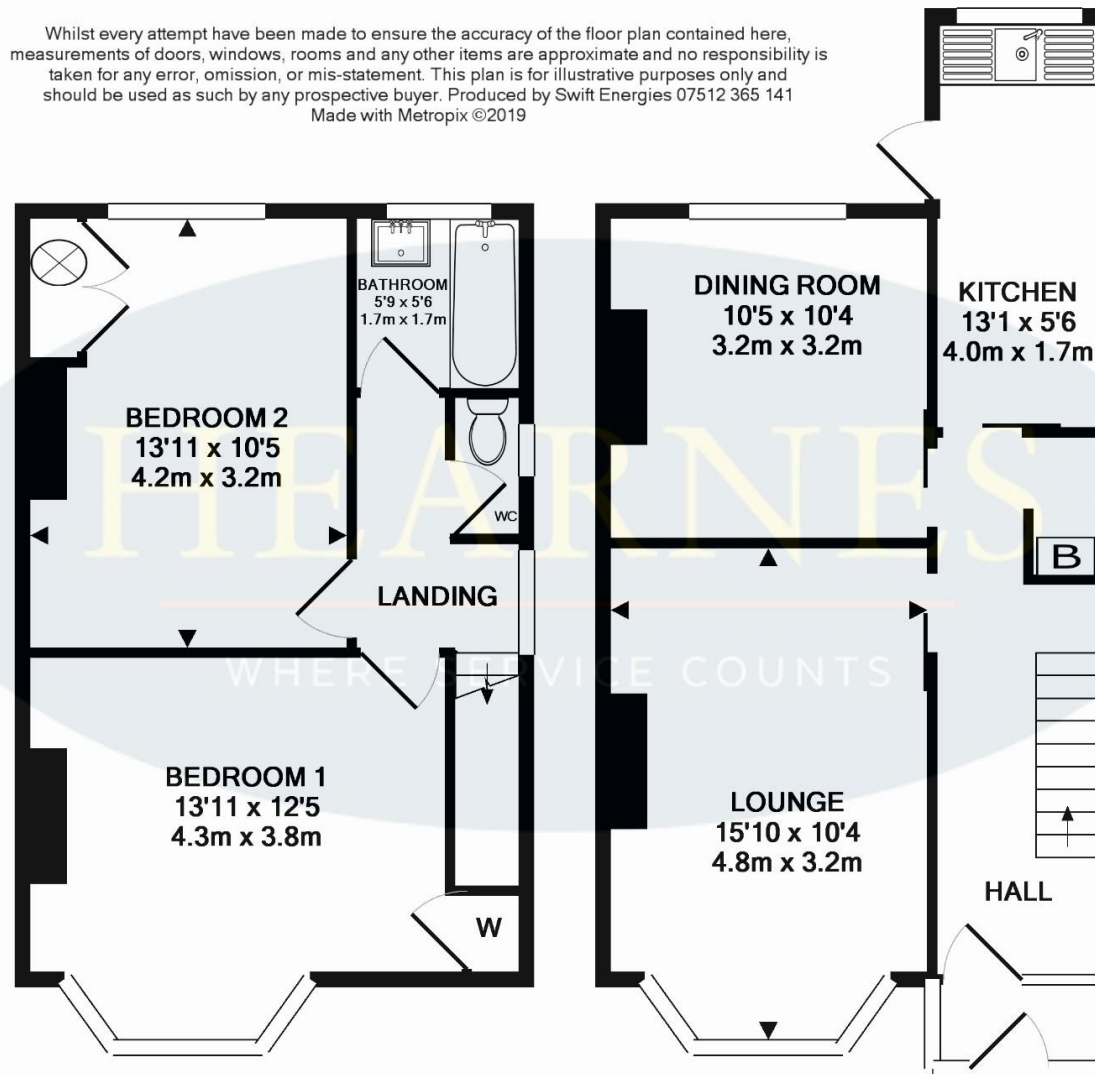
Footpath down to the River Stour



TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 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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1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

