



Estate Agents



Auctioneers



# Rebeck Road, Pokesdown, Bournemouth, BH7 6LP

## £367,500 – Freehold

**Three Bedroom Semi Detached House | Entrance Hall | Lounge | Open Plan Modern Kitchen/Dining Room  
First Floor Landing | Three Bedrooms | Modern Bathroom | Secluded Garden**

This beautifully presented three bedroom semi detached house is situated in a quiet residential location within yards of Kings Park, and with easy access to local shops and Pokesdown Train Station. Southbourne Grove with its array of independent shops, restaurants and bars is just over half a mile away and the award winning sandy beaches are just beyond.

Upon entering the property there is a living room to the left, which has a large bay window flooding the room with natural light and a feature bare brick fireplace. To the right you are greeted with a spacious open plan kitchen/diner ideal for entertaining, the modern grey-gloss fitted kitchen has integrated white goods, built in electric oven and gas hob; there is also a door leading to the rear garden.

Upstairs there are three bedrooms all presented in good decorative order; the master bedroom has built-in wardrobes and a large bay window offering a light and airy feel, the second bedroom is also a double size and the third bedroom is a single. The bathroom has a modern fitted suite with "P" shaped bath tub and over head shower unit with complementary tiling to the walls.

Outside, the low maintenance rear garden is laid half to patio and half to artificial grass and isn't overlooked to the rear. It is mainly enclosed by brick wall and fence to the rear. There is a wooden side gate that leads to the front of the house which is perfect for bikes.

Council Tax Band: C

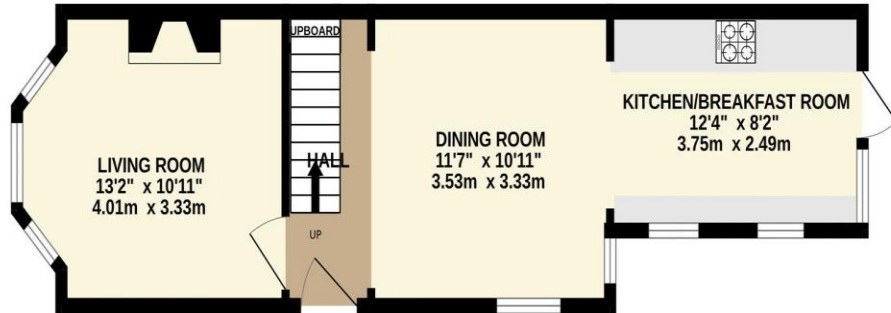
EPC Rating: 69 | C



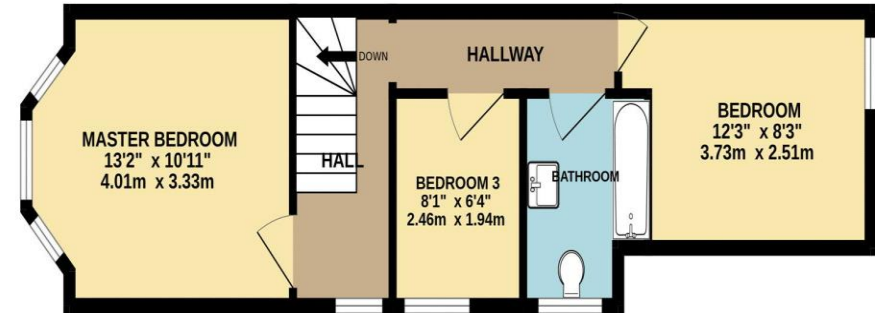




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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