



Estate Agents



Auctioneers

# **Paisley Road, Southbourne, Bournemouth, BH6 5EB**

## **Guide Price £375,000-£400,000 – Freehold**

**Two Bedroom Detached Bungalow**  
**Entrance Hallway | Lounge | Kitchen | Two Bedrooms | Bathroom | Conservatory**  
**Rear Garden | Off Street Parking | No Chain**

A rare opportunity to purchase a two bedroom detached bungalow situated in the heart of Southbourne, approx. 1 mile from the popular shopping parade at Southbourne Grove with its cosmopolitan array of shops, bars and restaurants and of course the clifftops and award winning sandy beaches. The property benefits from double glazing, gas central heating with modern boiler, 13' reception room, two bedrooms, fitted kitchen with built-in oven and hob, modern four piece bathroom suite, rear conservatory, off street parking and a lovely rear garden. No chain - viewing recommended.

Enter via the side door into the generous hallway with original stained glass windows. To the front aspect, the lounge has a bay window and feature fireplace with electric fire. The kitchen is fitted with a good range of wall and base units, incorporates a built-in oven and hob and has space for other appliances; there is a modern wall mounted gas boiler, windows to the side and a door to the conservatory which overlooks the attractive garden.

Both bedrooms are a good size with the main bedroom overlooking the rear and the second bedroom at the front of the property. The bathroom has fully tiled walls and a four piece suite of bath, w/c, bidet and wash hand basin.

Outside, to the front of the property there is off street parking for 1 car and flower beds. Gated side access to rear garden. The rear garden enjoys a secluded aspect and extends to approx. 40' in length, laid to lawn with pathway, shrub borders plus a large shed.

Council Tax Band: C

EPC Rating: 61 | D





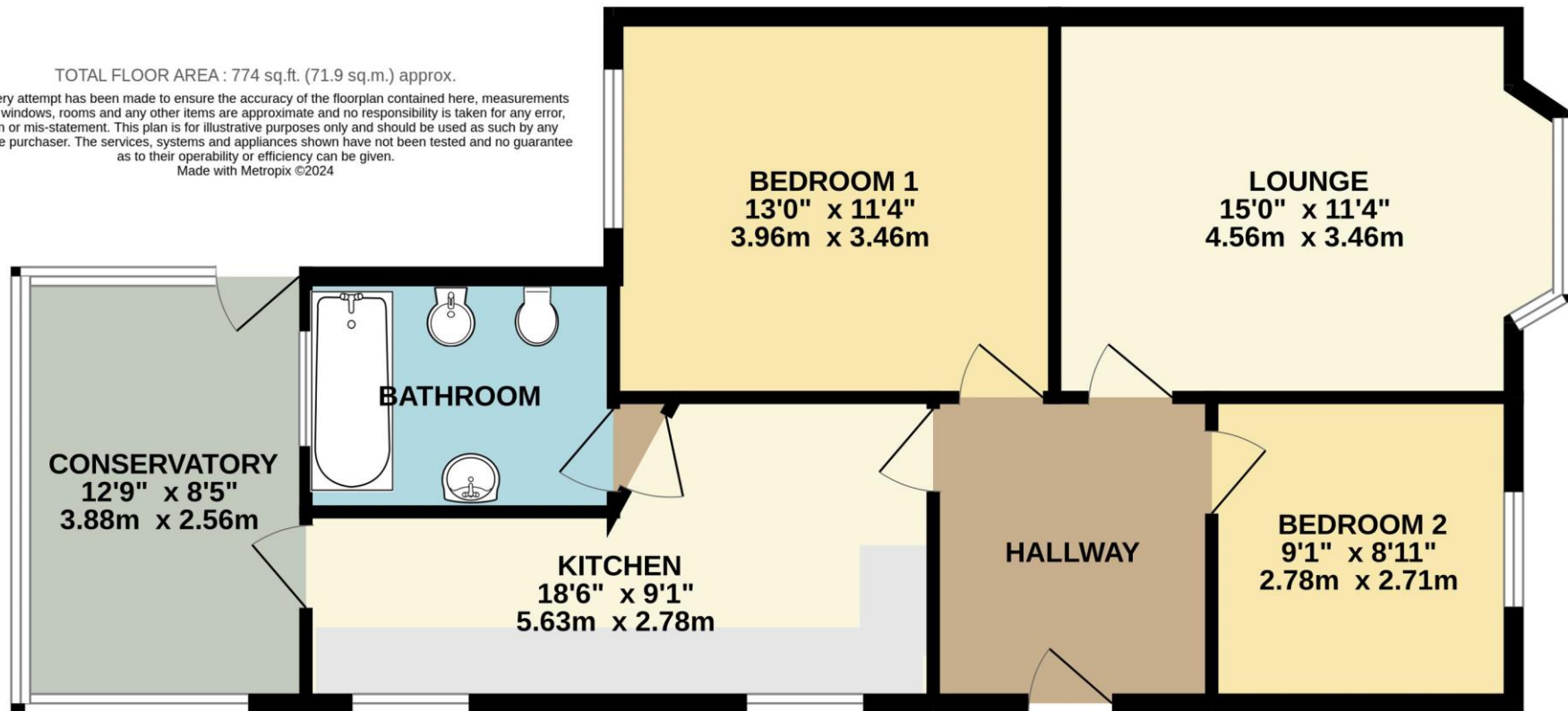
# GROUND FLOOR

774 sq.ft. (71.9 sq.m.) approx.

TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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