



Estate Agents



Auctioneers

Waltham Road, Boscombe East, Bournemouth, BH7 6PE

Guide Price £500,000 – Freehold

**Character Three Bedroom Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen | Downstairs WC
Stairs to First Floor Landing | Three Bedrooms | Bathroom | Separate WC | Garage | Large Garden | No Chain**

A character three double bedroom detached house situated in the sought after location of Boscombe East, close to the tennis courts in Swanmore Gardens, local shops and the mainline train station at Pokesdown. Southbourne Grove with its larger array of shops, cafes, bars and restaurants is under a mile away, with the clifftops award winning sandy beaches just beyond. This spacious home is now in need of modernisation but has great potential for extension and improvement. No chain.

Enter via the porch which offers storage for coats and shoes, beyond the porch is a bright and spacious hallway with doors to all rooms and stained glass windows giving the home a real feel of character. The 15' living room has a feature fireplace and a large bay window, which gives the room lots of light; the separate 16' dining room also has a feature fireplace and sliding doors which lead to the rear garden. The kitchen is now in need of renovating, but has ample storage space, a door to the side of the property and a further door leading to a rear lobby and downstairs w/c.

Upstairs there are three excellent sized bedrooms. There is a spacious 17' master bedroom, 14' x 13' second bedroom and the third bedroom also measures an impressive 13' x 10'. There is a large bathroom with a separate w/c. Access to loft space from the landing.

Outside, there is a large rear garden which is mainly laid to lawn with mature shrub borders. Attached single garage with light and power. At the front of the property is a gated driveway which provides off road parking and leads to the garage.

Council Tax Band: E

EPC Rating: to be confirmed

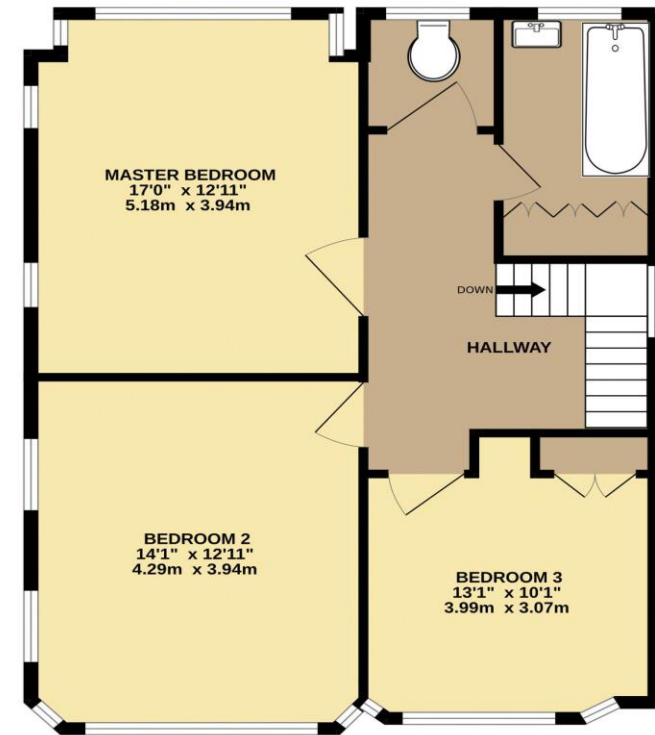




GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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