



Estate Agents



Auctioneers

# Kimberley Road, Southbourne, Bournemouth, BH6 5EX

## Offers in the Region Of £430,000 – Freehold

### Three Bedroom Detached House With Large Rear Garden

**Entrance Hall | Lounge | Dining Room | Kitchen | Sun Room | Two Double Bedrooms | Third Single Bedroom  
Large South Facing Rear Garden | Workshop | Double Garage/Workshop with Storage | Potential Off Road Parking at Front**

A three bedroom, two reception room detached house with large rear garden, double garage and workshop - well presented throughout, but would benefit from some modernisation and has potential to extend. The property is ideally located in central Southbourne, within the coveted Stourfield School catchment area.

Enter the property to an inviting hallway with doors leading to the lounge, dining room, kitchen, under-stairs w/c and stairs to first floor. The spacious lounge overlooks the front garden and has a feature bay window and gas fire. The dining room overlooks the rear garden and gives access to the sun room, which in turn leads to the garden. The kitchen also overlooks the rear garden and has a door leading to the side access.

Upstairs, bedrooms one and two are both spacious doubles with the third bedroom a great sized single bedroom. The family bathroom comprises of bath, quadrant shower, wash hand basin, w/c and is finished with neutral tiling.

Outside, the south facing rear garden is laid to lawn with mature shrub and flower borders, a pond with water feature. There is a workshop with power and light and a detached double garage measuring approx. 20' x 16' with power and storage in the roof. At the front of the property, the well maintained garden is laid to shingle with shrub and flower borders, but could be converted into off road parking if required.

Agents note - The property is serviced by electric night storage heaters but does also have a gas supply to install gas central heating if required.

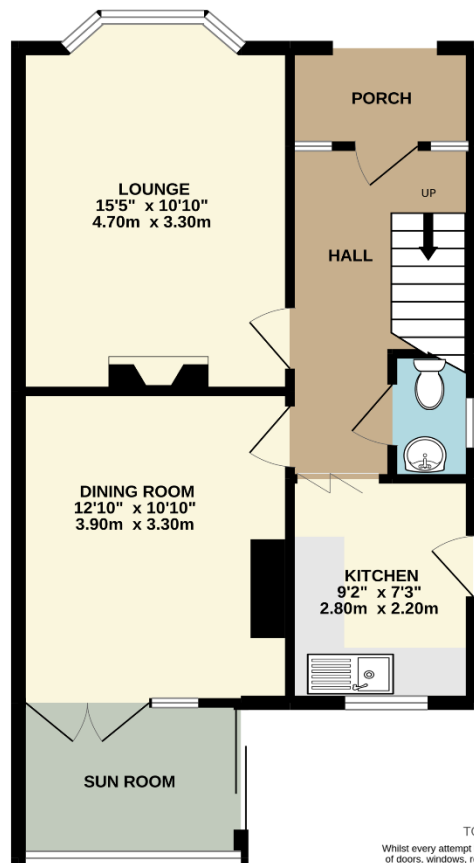
Council Tax Band: D

EPC Rating: Band F

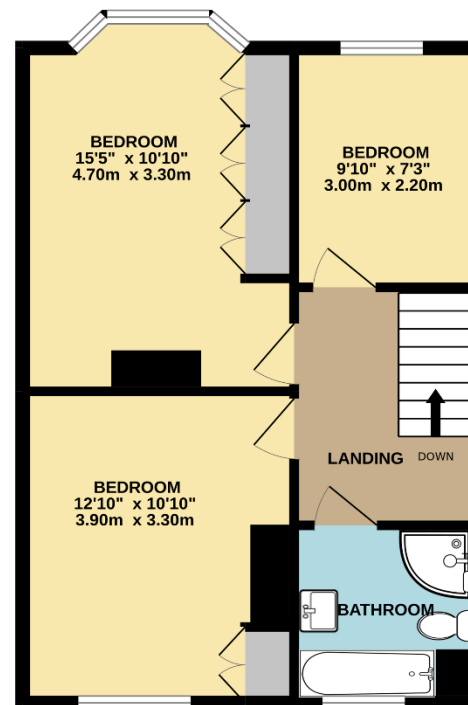




GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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