



Estate Agents



Auctioneers

Elise Close, Littledown, Bournemouth, Dorset, BH7 7HQ

£425,000 – Freehold

**Three Double Bedroom Semi Detached House | Hallway | Reception Room | Dining Room | Modern Kitchen
First Floor Landing | Three Bedrooms | Modern Bathroom & W/C | Integral Garage & Driveway | Approx. 40' Rear Garden**

A three double bedroom semi detached house situated on the ever popular Littledown development, ideally located for walks along the River Stour, Iford golf course and Littledown leisure centre; Tesco extra supermarket and the major local employers of JP Morgan and Bournemouth hospital are both within easy walking distance and the A338 provides swift access into Bournemouth town centre.

The property is presented in superb order throughout and features include UPVC double glazing, gas central heating, 18' reception room, separate dining area, modern kitchen, three generous double bedrooms, modern bathroom, separate w/c, integral garage and parking, plus a good sized rear garden.

Enter via the front door into the hallway, and a further door then opens to the bright and spacious reception room with Karndean wood-effect flooring, a window to the front aspect, feature gas fireplace and archway to the dining area; the dining area has French doors to the garden and luxurious plantation shutters. The modern kitchen has a good range of wall and base units with worksurfaces over, built-in oven & hob with space for other appliances and a door leading to the garden.

Stairs lead to the first floor from the main reception area and there is a large understairs cupboard. Upstairs there are three excellent sized bedrooms and a modern bathroom with separate shower cubicle, bath and wash hand basin with stylish tiling, there is a separate WC. Access to the loft from landing.

Outside, there is an Integral Garage with up and over door, power and light. Off street parking for 2 cars to the front, and gated side access. The Rear Garden extends to approx. 40' in length, is mainly laid to pea shingle for ease of maintenance with patio and decked seating areas.

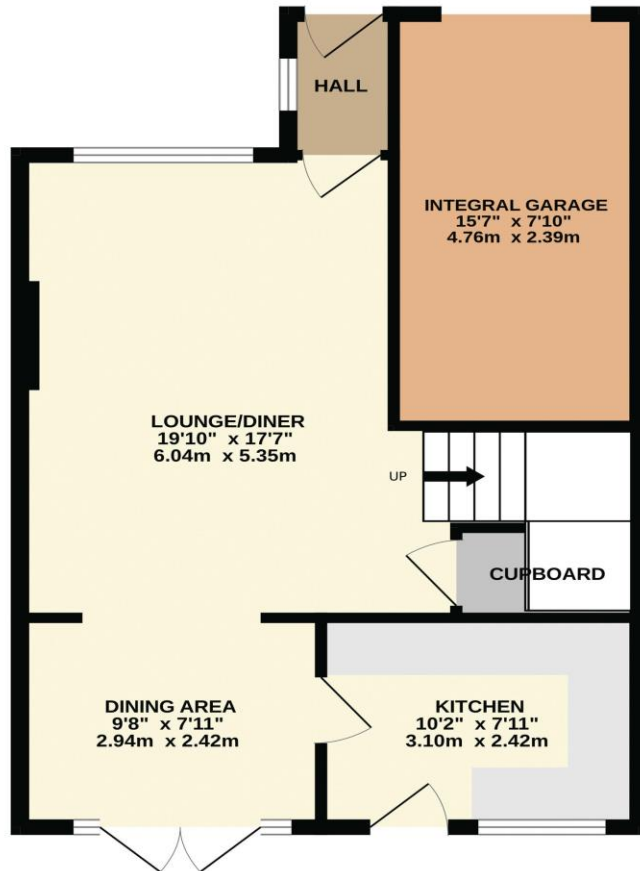
Council Tax Band: D

EPC Rating: to be confirmed



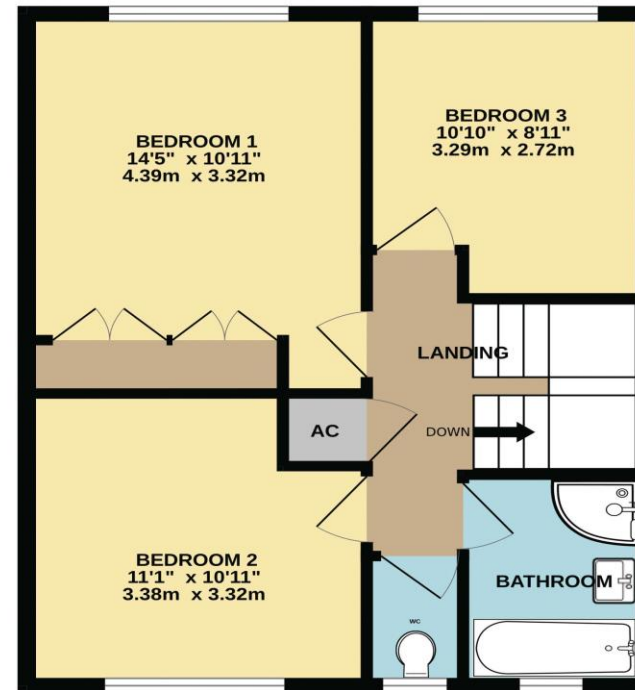


GROUND FLOOR



1ST FLOOR

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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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

