



Estate Agents



Auctioneers

# Victoria Road, Springbourne, Bournemouth, BH1 4RR

## Guide Price £260,000 - £270,000 Freehold

**Modern Two Bedroom End of Terrace House | Entrance Hall | Kitchen | Lounge/Dining Room  
First Floor Landing | Two Bedrooms | Modern Bathroom | Enclosed Rear Garden | Off Road Parking for Two Vehicles**

A well presented two bedroom end of terrace house situated in the heart of Springbourne close to local shops, bus services and the mainline train station. The property benefits from off street parking for 2 cars, a private low maintenance enclosed rear garden, gas central heating, UPVC double glazing and a modern neutral interior throughout. An ideal first time purchase - Viewing recommended.

Upon entering the property via the side door and into the hallway there is a useful utility cupboard which currently houses both the washing machine and dryer (this was previously the downstairs toilet and could easily be reinstated if required). To the front aspect is the modern kitchen which is fitted with a range of wall and base units with contrasting worksurfaces and has a built-in oven & hob; there is space for a fridge/freezer and a dishwasher, and a cupboard houses the boiler. To the rear is the 13' x 13' open plan living/dining room which is bright and airy with wood effect flooring and has large French doors leading out to the garden.

Upstairs there is a spacious master bedroom and a good sized second bedroom which is currently in use as a study, plus a modern fitted bathroom comprising of a white three piece suite of bath with shower over, w/c and basin with stylish tiling. Access to loft space from landing.

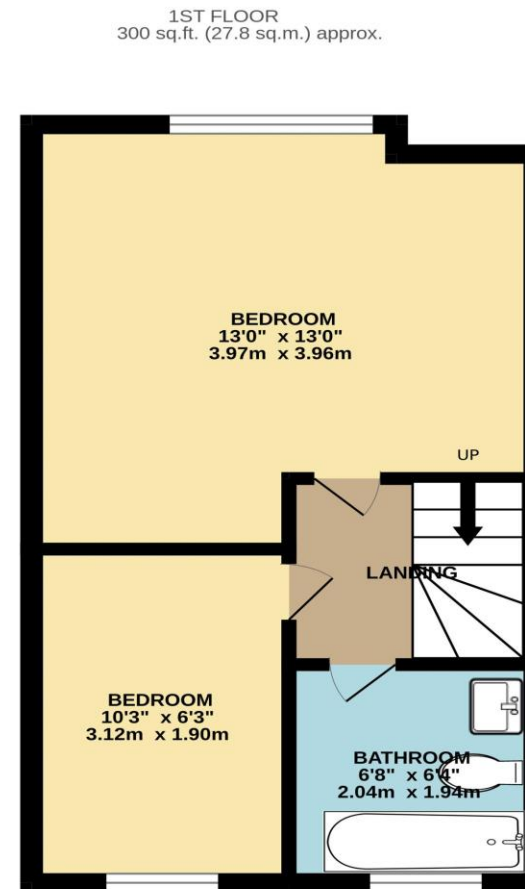
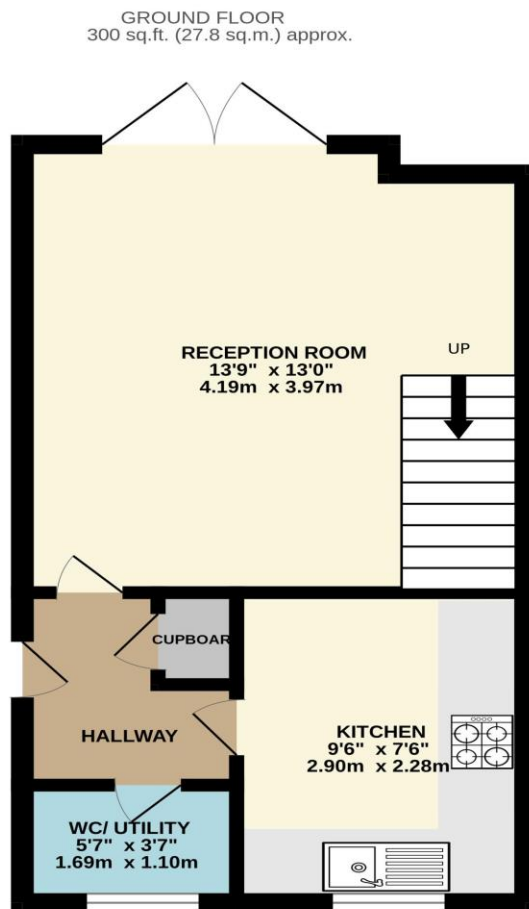
Outside, there is private enclosed rear garden which enjoys a sunny southerly aspect, laid to patio area and artificial grass. Driveway at the front providing off road parking for two vehicles.

Council Tax Band: B

EPC Rating: 75 | C







TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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