



Estate Agents



Auctioneers



# Christchurch Road, Boscombe East, Bournemouth, BH7 6BD

## Guide Price £450,000 – Freehold

**Six Bedroom Semi Detached House | Entrance Hallway | Lounge | Kitchen | Rear Reception Room | Conservatory  
First Floor Landing | Master Bedroom with En-Suite | Three Further First Floor Bedrooms | Family Bathroom  
Stairs to Second Floor Two Further Bedrooms | Off Street Parking for 3/4 Cars | Approx. 60' Rear Garden | No Chain**

A great opportunity to purchase a deceptively spacious SIX BEDROOM semi-detached house situated in a most convenient location for shops at Pokesdown Hill as well as the popular parade at Southbourne Grove with the sandy beaches just beyond. The property is within easy reach of riverside walks at Iford, Tesco Extra supermarket, Iford Golf Course, Pokesdown mainline train station giving links into London Waterloo as well as the major employers of Bournemouth Hospital and JP Morgan. Benefits include UPVC double glazing, gas central heating, two separate reception rooms, modern kitchen, conservatory, master bedroom with en-suite, five further bedrooms, 60' rear garden and multiple parking spaces. No chain - viewing is recommended.

Enter into the hallway with its original stained glass front door and sidelights, there is a storage cupboard and stairs to the first floor. To the front is the 16' reception room with bay window and fireplace; to the rear is the second reception room with French doors leading out to the UPVC conservatory. The kitchen is fitted with a range of units, work surfaces over and space for appliances; back door leads to the side.

From the first floor landing there are four bedrooms - the master bedroom has a window to the rear aspect and its own en-suite shower room, there are three further bedrooms on this floor and a family bathroom with three piece suite. Stairs then lead up to the second floor where you will find a further two bedrooms. A great sized family house!

Outside, at the front of the property there is a driveway providing off road parking for 3/4 cars. Gated side access. The rear garden enjoys a sunny, secluded aspect and extends to approx. 60' in length with patio area and raised lawn.

Council Tax Band: C

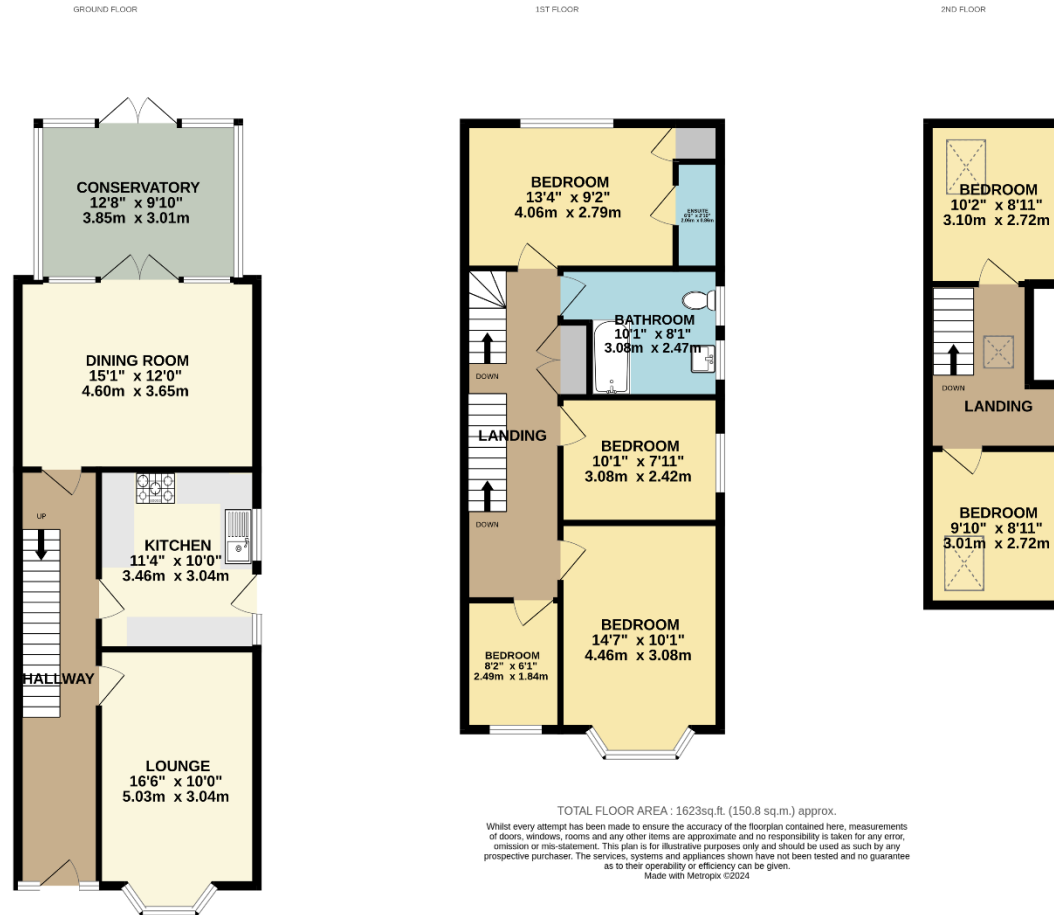
EPC Rating: 52 | E











Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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