



Estate Agents



Auctioneers

Shelley Road East, Boscombe, Bournemouth, Dorset, BH7 6HA

£339,500 – Freehold

Three Bedroom Semi Detached House
Porch | 28' Reception Room | Kitchen/Breakfast Room | Basement Room
First Floor Landing | Three Bedrooms | Bathroom & W/C | Gardens | No Chain

A character three bedroom semi detached house situated in a convenient location for shops at Boscombe, Kings Park recreation ground and easy access into Bournemouth town centre via the A338. The property is well presented with a modern stylish feel throughout and benefits include UPVC double glazing, gas central heating, 28' reception room, modern kitchen/breakfast room, basement room, three bedrooms, modern bathroom with jacuzzi bath and a lovely rear garden with landscaped entertaining area and outdoor kitchen. Viewing recommended.

Enter via the porch into the impressive open plan 28' reception room with window to the front aspect and painted floorboards; a concealed hatch leads to the bonus basement room which can be used for storage or gym etc. The modern kitchen is fitted with a range of wall and base units, built in oven and hob and space for all appliances; a rear lobby then leads to the garden. Upstairs there are three bedrooms and modern bathroom with jacuzzi bath, walk-in shower cubicle and double sink unit plus a separate cloakroom. Access to loft space from the landing.

Outside, the landscaped garden has a contemporary feel with a decking area providing space for a table and chairs, plus a further seating area at the rear of the garden. There is a feature, covered outside kitchen area - the ideal entertaining spot! At the front of the property is a small paved garden area.

Council Tax Band: C

EPC Rating: 49 | E





Shelley Road East, Bournemouth

Approximate Gross Internal Area = 121.1 sq m / 1304 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.8 sq m / 8 sq ft
 Total = 121.9 sq m / 1312 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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