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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 contract. Intending purchasers should not rely on them some accurate and so 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 contract. Intending purchasers and turnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give as to their accuract. We have not carried to the property.

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Richard Godsell – Estate Agents – Auctioneers

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## 2 Madison Avenue, Springbourne, Bournemouth, BH1 4NU Guide Price £375,000 £400,000 – Freehold

## Three Bedroom Two Bathroom Detached Period House With Garage | Hallway | 15' Reception Room | 13' Kitchen/Breakfast Room | 15' Ground Floor Bedroom with Shower Room | Landing | Three First Floor Bedrooms | Bathroom | Lovely Rear Garden | Garage & Parking | No Chain

## Guide Price £375,000 - £400,000

Richard Godsell is delighted to present this spacious and versatile detached family home located in the desirable area of Springbourne. This property boasts three generously sized bedrooms, providing ample space for family living or guests. Additionally, there are two well-appointed bathrooms, ensuring convenience for everyday life. One of the standout features of this home is the large single garage, which is equipped with power and light, making it an ideal space for storage or a workshop.

The beautifully landscaped rear garden offers a relaxing outdoor escape, perfect for enjoying sunny days, entertaining friends, or creating a tranquil retreat. With no forward chain, the process of moving into this wonderful home can be seamless and stress-free.

We highly recommend scheduling a viewing with Sole Agents to truly appreciate the charm and potential this property has to offer.

Tenure: Freehold Council Tax Banding: D EPC Rating: 63 | D













