



Estate Agents



Auctioneers



# Stourvale Road, Southbourne, Bournemouth, BH6 5HG

## £425,000 – Freehold

**Three Bedroom Period Semi Detached House**  
**Hallway | Two Reception Rooms | Modern Kitchen | First Floor Landing | Three Double Bedrooms | Bathroom**  
**Off Street Parking for 2 Cars | Rear Garden**

A deceptively spacious three double bedroom semi detached property presented in good order throughout and benefiting from UPVC double glazing, gas central heating, two separate reception rooms, modern kitchen, three good sized bedrooms, modern bathroom, lovely secluded rear garden and off street parking for 2 cars. Viewing recommended.

Enter via the front door into the hallway with a large storage cupboard. To the front aspect is the cosy front lounge with double glazed bay window. To the rear is the dining room with a large understairs pantry and is open-plan to the modern kitchen which is fitted with a good range of gloss fronted wall and base units, a built-in fridge/freezer, wall mounted boiler and door to the garden.

From the first floor landing there are three excellent sized bedrooms and a family bathroom comprising of a three piece suite of bath with shower, w/c and basin, with fully tiled walls and floor. Access to loft space from the landing.

Outside, at the front of the property there is off street parking for 2 cars. Gated Side Access.

The rear garden enjoys a sunny and secluded aspect, mainly laid to lawn with patio area and mature shrub borders. Three storage sheds.

Council Tax Band: C

EPC Rating: 61 | D

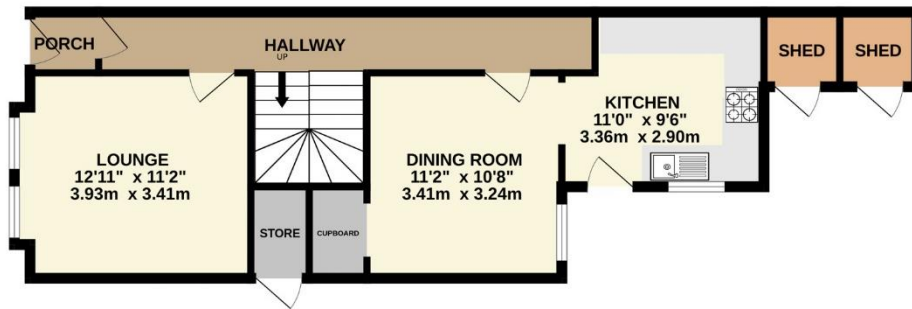




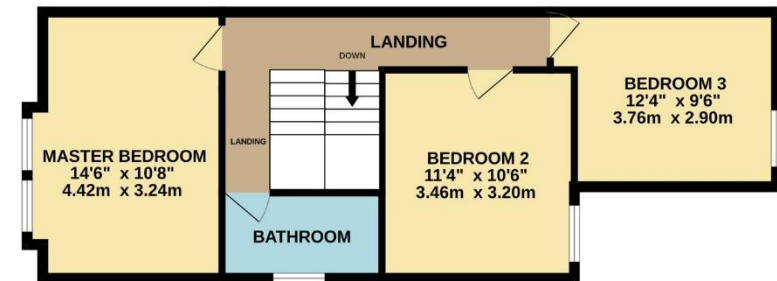




GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.  
Made with Metropix ©2024

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.

**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

