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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



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## Stourvale Road, Southbourne, Bournemouth, BH6 5HG

**Offers In Excess Of - £400,000 – 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**

**\*\*UNEXPECTEDLY RE-AVAILABLE!\*\*** This deceptively spacious three-bedroom semi-detached property is presented in good condition throughout and features UPVC double glazing, gas central heating, two separate reception rooms, a modern kitchen, three generously sized bedrooms, a contemporary bathroom, a lovely secluded rear garden, and off-street parking for two cars. Viewing is highly recommended

Upon entering through the front door, you'll find a hallway with a large storage cupboard. The cosy front lounge, located at the front of the house, boasts a double-glazed bay window. At the back, there is a dining room that includes a large understairs pantry and is open-plan to the modern kitchen, which is fitted with a good range of gloss-finished wall and base units, a built-in fridge/freezer, a wall-mounted boiler, and a door leading to the garden.

On the first floor, the landing provides access to three excellently sized bedrooms as well as the family bathroom, which features a three-piece suite including a bathtub with shower, a WC, and a basin, complemented by fully tiled walls and flooring. There is also access to a loft space from the landing.

Outside, the front of the property offers off-street parking for two cars and gated side access. The rear garden enjoys a sunny and secluded aspect, mainly laid to lawn with a patio area and mature shrub borders, along with three storage sheds.

Tenure: Freehold

Council Tax Band: C

EPC Rating: 61 | D

