



Estate Agents



Auctioneers

Rosebery Road, Pokesdown, Bournemouth, Dorset, BH5 2JH

£450,000 – Freehold

Spacious Three Bedroom, Three Reception Room Detached House
Hallway | Lounge | Dining Room | 3rd Reception Room/Bedroom 4 | Downstairs W/C | Kitchen | Sun Room
First Floor Landing | Three Double Bedrooms | Shower Room | Off Street Parking | Rear Garden | No Chain

A spacious detached house situated in convenient location for local shops at Pokesdown and Southbourne as well as good local schools and just a short walk to Pokesdown train station; the stunning clifftops and award winning sandy beaches are just over half a mile walk away, via the picturesque Woodland Walk. The property boasts excellent room sizes throughout with a flexible layout of three reception rooms, having the potential to use one as a fourth bedroom. Features include double glazing and gas central heating, rear garden and off street parking. No chain.

Enter into the spacious hallway with turning staircase to the first floor and doors to the main rooms. To the front is the main lounge with bay window, whilst to the rear there are two reception rooms (formerly one large room) and access to the kitchen. The kitchen is fitted with a range of wall and base units with worktops over and space for appliances plus there is a door to the useful sun room to the side which gives access to the rear garden. There is also a downstairs w/c.

Upstairs there are three good sized double bedrooms and a shower room with w/c. Access to loft space from the bathroom.

Outside, at the front of the property there is off street parking for one small car - further space could be created by adapting the frontage. The rear garden is mainly paved for ease of maintenance, with a large garden shed.

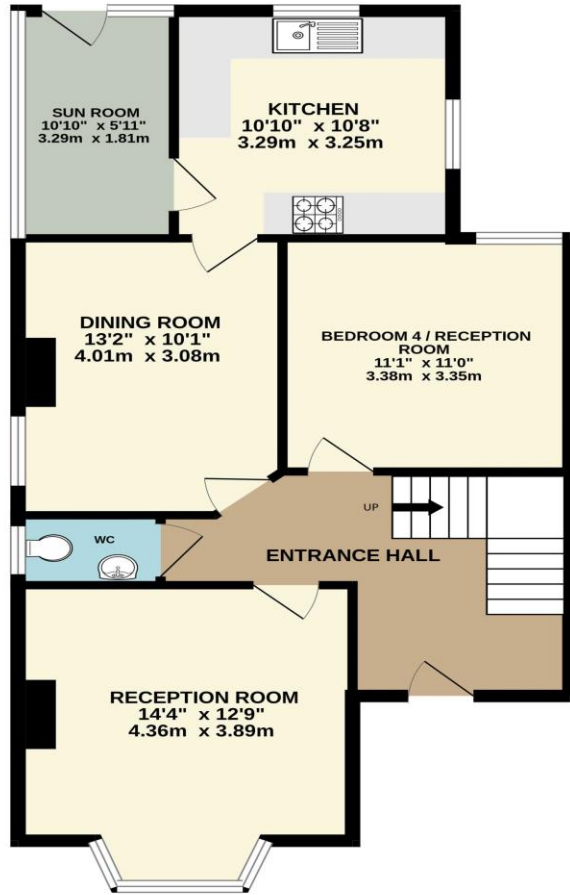
Council Tax Band: C

EPC Rating: 67 | D

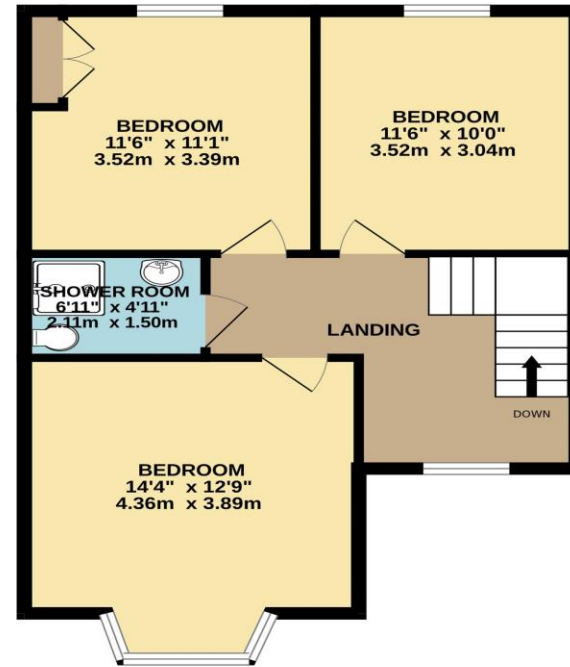




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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.
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