



Estate Agents



Auctioneers

# Westfield Road, Tuckton, Bournemouth, BH6 3AR

## Guide Price £625,000 – Freehold

**Four Bedroom Detached House Close to Tuckton Shops**  
**Lounge | Kitchen | Utility Room | Conservatory | Ground Floor Bedroom/Further Reception Room**  
**Ground Floor Shower Room | Three First Floor Bedrooms | Wet Room | Gardens | Off Road Parking**

A great opportunity to purchase a 1930's three/four bedroom, two bathroom detached house set in a quiet location - just a short walk from local shops at Tuckton and the award winning sandy beaches at Southbourne in the other direction; the larger array of independent shops, bars and restaurants at Southbourne Grove are also under a mile away.

The property offers part double glazing, gas central heating, two separate reception rooms (or ground floor bedroom), newly fitted conservatory, additional ground floor shower room, three first floor bedrooms, rear garden and driveway. The upstairs accommodation of the property is now in need of some modernisation.

Enter into the spacious hallway with stairs to the first floor and doors to all rooms. To the front aspect is the 16' lounge/additional bedroom which has a large bay window. To the rear is the separate lounge which measures 14' in length, has a feature fireplace and French doors leading to a newly fitted conservatory enjoying views of the garden. The modern kitchen is fitted with a good range of shaker-style units and space for freestanding appliances. There is also a useful shower room on the ground floor. Upstairs there are three good sized bedrooms - two large doubles and a large single bedroom plus a wet room. Access to large loft space.

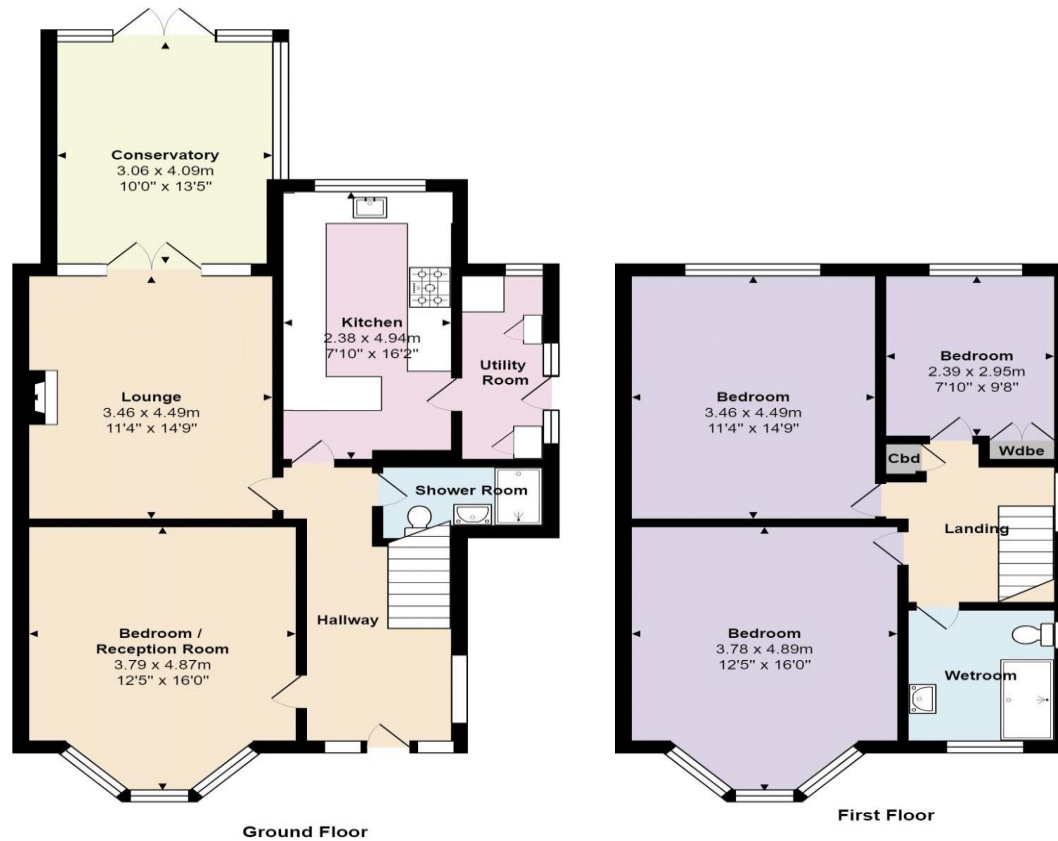
Outside, the front garden is retained by a low brick wall and there is a driveway with side access. The lovely rear garden is mainly laid to lawn with mature borders to the rear. There is a garden shed and a pretty log cabin at the rear of the garden which has double doors.

Council Tax Band: D

EPC Rating: 67 | D







Total Area: 129.5 m<sup>2</sup> ... 1394 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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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