



Estate Agents



Auctioneers

Durrington Road, Boscombe East, Bournemouth, BH7 6PZ

£550,000 – Freehold

**1930's Three Bedroom Detached House | Porch | Hallway | Lounge | Downstairs W/C | Open-Plan Kitchen/Diner
Conservatory | First Floor Landing | Three Bedrooms | Spacious Bathroom | Off Street Parking & Driveway
Large Secluded Rear Garden**

A spacious and well presented 1930's three bedroom detached house set in a good residential location within a short walk of good local schools, riverside walks along The Stour as well as the major employers of JP Morgan and Bournemouth Hospital; the A338 gives swift access into Bournemouth town centre. The property features double glazing, electric heating, 16' reception room with feature fireplace, open-plan kitchen/diner, conservatory, downstairs cloakroom, three excellent sized bedrooms, spacious bathroom, off street parking and driveway plus a good sized secluded and south facing rear garden. A great family home!

Enter via the storm porch and then into the hallway which has stairs rising to the first floor and a useful ground floor cloakroom. Doors then lead to the front reception room with feature fireplace and bay window, to the rear is the lovely open-plan kitchen/diner. The kitchen has been fitted with modern range of wall and base units with a central island unit with space for seating, range-style cooker and hob, wine cooler, washing machine and dishwasher. Double doors then lead to the UPVC conservatory and then the garden.

Upstairs there are three excellent bedrooms. Both the main bedroom and bedroom two have fitted wardrobes and bedroom three is a large single bedroom. The spacious bathroom currently has a double shower, basin, bidet and w/c.

Outside, the frontage provides off street parking space for 2/3 cars. Gated side driveway leading to the rear. The rear garden enjoys a sunny yet secluded aspect, is mainly laid to lawn and extends to approx. 50' in length.

Council Tax Band: E

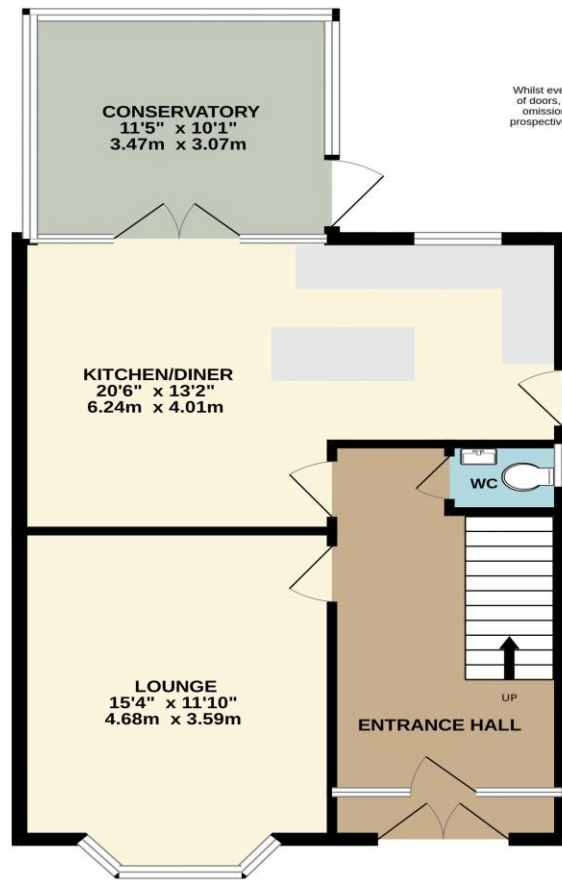
EPC Rating: 41 | E





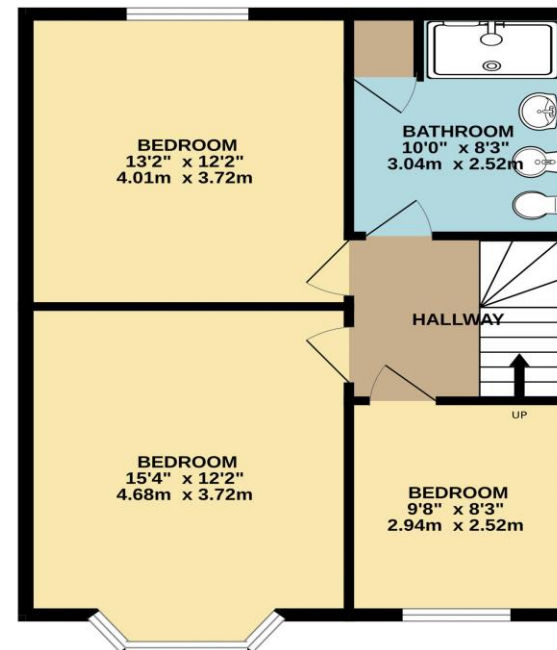
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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