



Estate Agents



Auctioneers

# Stourvale Road, Southbourne, Bournemouth, BH6 5JD

## £385,000 – Freehold

**Period Semi Detached House | Porch | Hallway | Lounge | Dining Room | Modern Kitchen  
First Floor Landing | Three Bedrooms | Modern Bathroom | Larger than Average Rear Garden**

A well presented three bedroom semi detached period house situated in the heart of Southbourne approx. half a mile from the popular shopping parade at Southbourne Grove with its cosmopolitan array of local shops, bars and restaurants and of course the glorious sandy beaches just beyond. The property features a much larger garden than usual with an L shaped plot and further benefits include UPVC double glazing, gas central heating, lounge with wood burner, open plan kitchen/diner, three bedrooms and lovely four piece modern bathroom. Viewing recommended.

Enter into the hallway via the porch with stairs to the first floor. To the front is the cosy lounge which has a bay window to the front aspect and a feature wood burning stove. The dining room is open plan to the kitchen making a lovely bright space; the kitchen is fitted with a range of wall and base units having contrasting worksurfaces over incorporating a breakfast bar, built in oven & hob and dishwasher - there is a door to the garden and a further large storage cupboard under the stairs.

Upstairs from the landing there are three bedrooms - the main bedroom has a range of fitted wardrobes, bedroom two is a good sized double and bedroom three is a box room/study. The bathroom has been luxuriously refitted with a stylish four piece suite of freestanding bath, shower cubicle, his & hers sinks and w/c. Access to loft from landing.

Outside, there is a lovely rear garden with a much larger plot than other houses on the road. Patio area and large lawn area with a sunny yet secluded aspect. Two storage sheds.

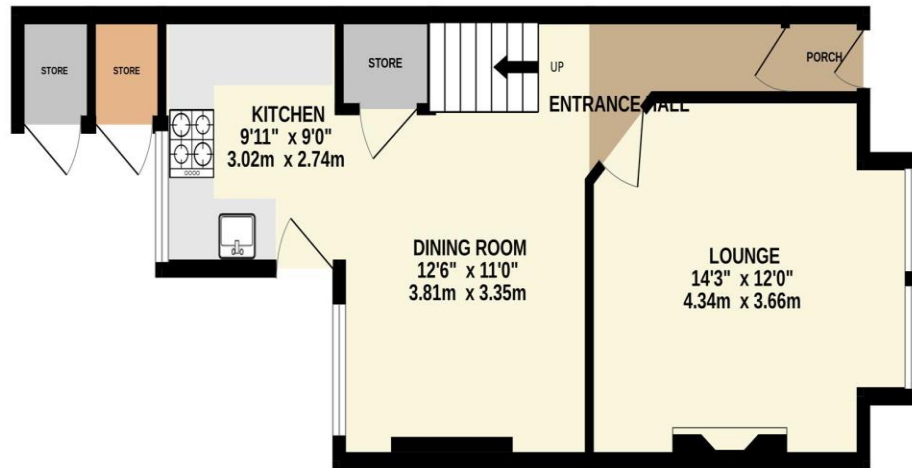
Council Tax Band: C

EPC Rating: 63 D

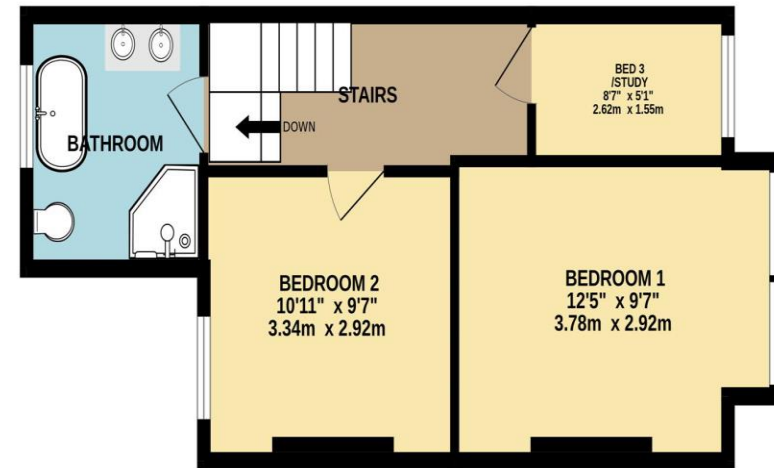




GROUND FLOOR



1ST FLOOR



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