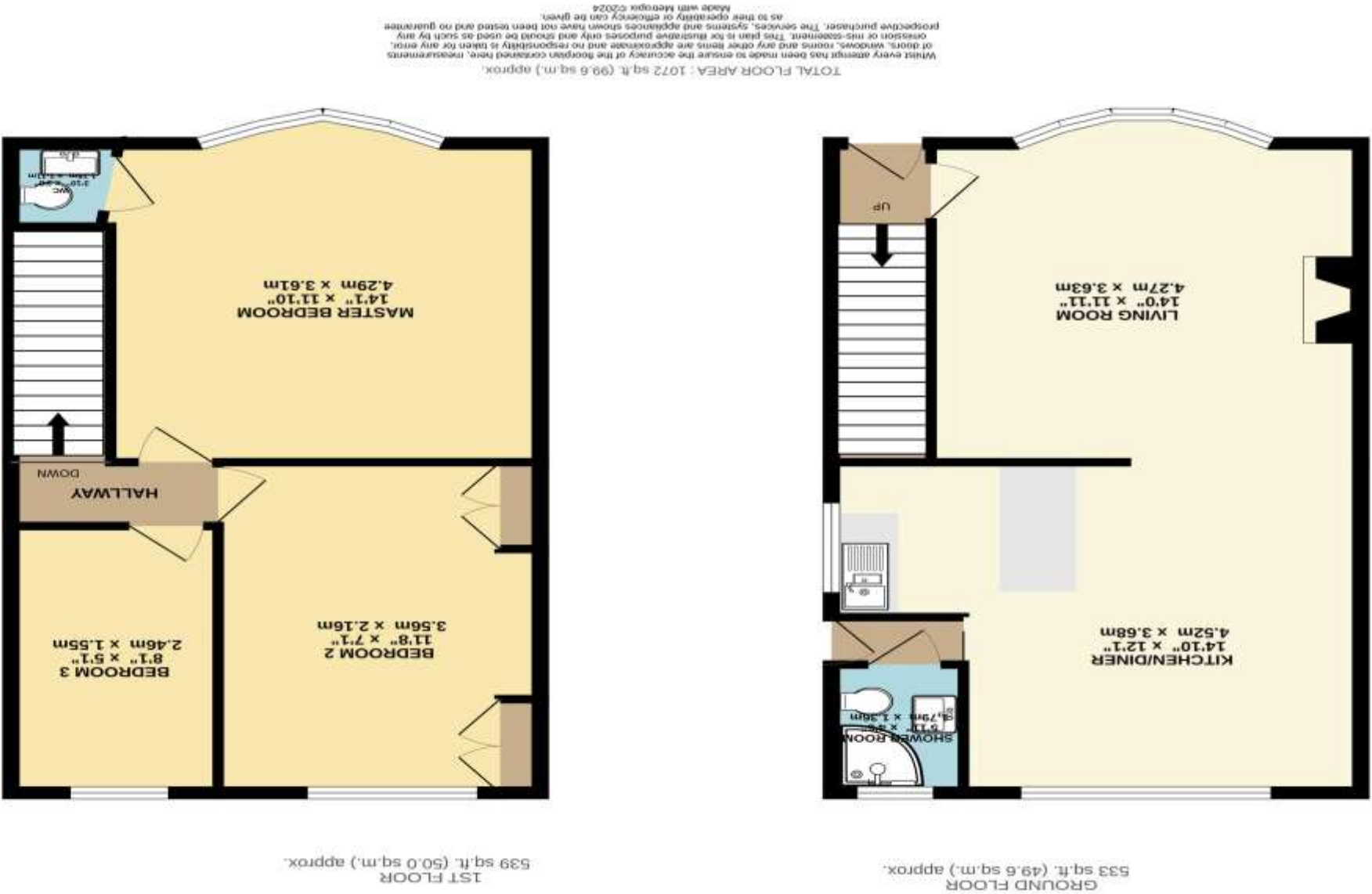




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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of 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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## Newcombe Road, Southbourne, Bournemouth, BH6 5LX

### £375,000 – Freehold

**Charming Three Bed Semi Detached House | Freehold | No Onward Chain | Convenient Location | Large Rear Garden  
Down Stairs Shower Room | In Need of Modernisation**

**AGENT'S NOTE:** This property offers a unique character yet is in need for modernisation, presenting an exciting opportunity for transformation.

This charming three-bedroom semi-detached house on Newcombe Road is an exceptional opportunity, offered with no onward chain. Situated in a highly sought-after area, it provides effortless access to the vibrant Tuckton shopping parade and is just a short drive from the lively Southbourne Grove, where you'll discover a delightful mix of shops, bars, restaurants, cafés, and other essential amenities.

Step inside to find a welcoming living room, enhanced by a spacious bay window that floods the space with natural light. This flows seamlessly into the kitchen and dining room, ideal for family gatherings. Additionally, the convenient downstairs shower room features stylish tiled floors and walls, with easy access to the garden beyond. Upstairs, you'll be impressed by the master bedroom, which not only offers an en-suite WC but also presents the potential for conversion into a full shower room. This room is bathed in light thanks to its charming bay window. The second bedroom comes with two built-in wardrobes, providing ample storage, while the third bedroom is a comfortably sized single.

The private rear garden is a fantastic feature, mostly laid to lawn, with a patio area perfect for outdoor entertaining. There's plenty of space for a rear extension (subject to planning permission), and side access leads to the front of the house, where a paved driveway awaits for off-street parking. Additional advantages include gas central heating and double glazing throughout. Don't miss the chance to view this delightful family home and truly appreciate all it has to offer!

Tenure: Freehold  
Council Tax Banding: C  
EPC Rating: 69 | C

