

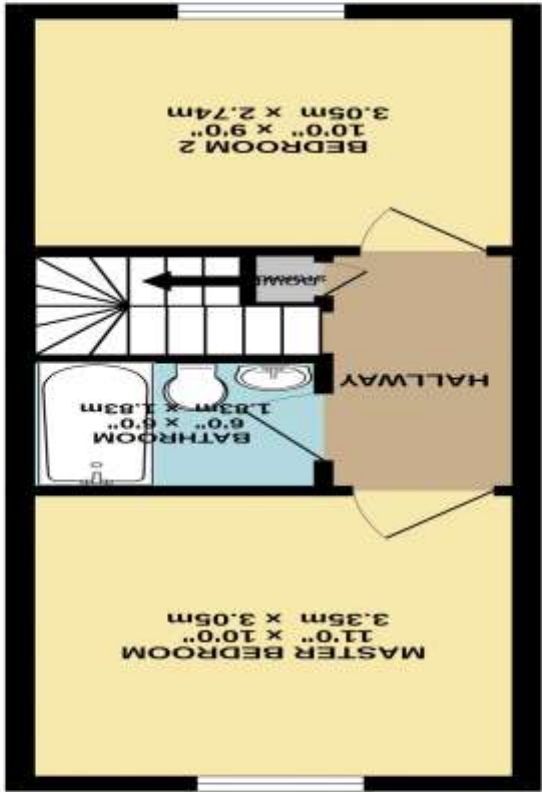


Offices at
Southbourne • Christchurch • London
www.richardgodsell.com

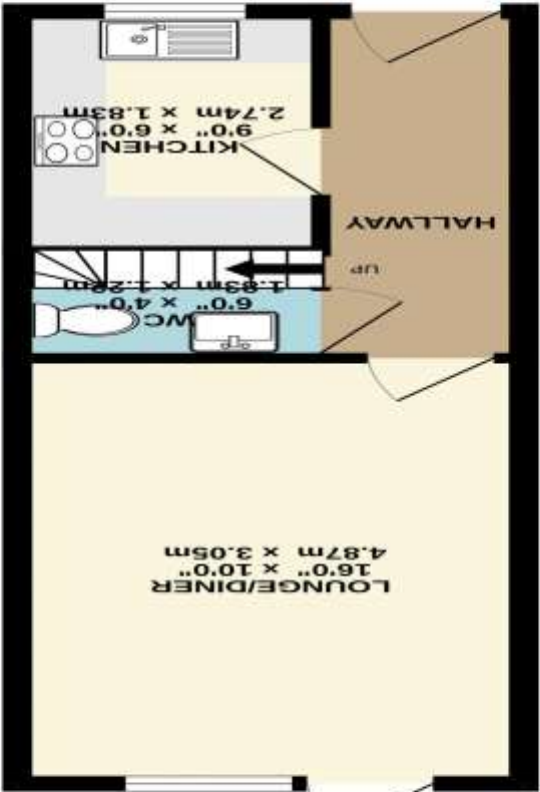
Richard Godsell – Estate Agents – Auctioneers
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

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.

Visit every building and take the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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 is made with regards to their operation or efficiency can be given.



1ST FLOOR
290 sq. ft. (26.9 sq. m.) approx.



GROUND FLOOR
290 sq. ft. (26.9 sq. m.) approx.



Estate Agents

Auctioneers

Woodside Road, Southbourne, Bournemouth, BH5 2AZ

£365,000 – Freehold

**Modern Two Bed Terrace House | Private Rear Garden | Ds WC | Allocated Parking | Excellent Location
In Good Condition Throughout | Kitchen & Bathroom | Two Double Bedrooms Freehold | Ideal First Time Buy**

This beautifully presented modern two-bedroom terrace house is located in the highly sought-after area of Woodside Road. It is just a short distance from Southbourne Grove, which offers a wide range of shops, cafes, restaurants, bars, and other amenities, as well as being a brief walk to Southbourne's award-winning beaches. Built in 2019, the property is situated in a quiet cul-de-sac and features double glazing, gas central heating, a downstairs WC, a spacious 16ft x 10ft reception room, a modern kitchen with built-in appliances, two double bedrooms, a contemporary bathroom, a private rear garden, and allocated parking. Viewing is highly recommended.

Upon entering the property, you will find a modern fully fitted kitchen equipped with integrated white goods, including a fridge freezer, washing machine, dishwasher, and an oven with a gas hob and overhead extractor fan. The kitchen also offers ample storage units and benefits from hardwood flooring. The living/dining room is bright and airy, creating an ideal space for relaxation in the evenings, with doors that open onto the garden. Additionally, there is a downstairs WC. Upstairs, there are two generously sized double bedrooms with neutral decor. The family bathroom features partial tiling and includes an overhead shower, glass screen door, WC, and a basin with a vanity unit.

Outside, the private rear garden includes a patio area, is mainly laid to lawn, and is enclosed by fencing. There is rear access via a gate and a storage shed. At the front of the property, there is allocated parking for one car, along with visitor parking spaces. Other benefits include gas central heating and double glazing.

Tenure: Freehold
EPC Rating: 84 | B
Council Tax Band: B

