

Estate Agents



Auctioneers



## **Paisley Road, Southbourne, Bournemouth, BH6 5ET** **Guide Price £350,000 – Freehold**

Two Bedroom End Terrace House | Hallway | Kitchen | Ds Wc | Reception Room | Landing  
Two Double Bedrooms | Bathroom | Rear Garden | Two Parking Spaces

# Paisley Road, Southbourne, Bournemouth, BH6 5ET

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This is a rare opportunity to purchase a well-presented, modern two-bedroom end-of-terrace house located in the heart of Southbourne. The property is just 0.5 miles from the vibrant shopping area at Southbourne Grove, which features a cosmopolitan range of local shops, bars, and restaurants. It also falls within the highly sought-after Stourfield School catchment area. Built in 2005 by Holton Homes, this house benefits from UPVC double glazing, gas central heating, a fitted kitchen, a convenient ground-floor cloakroom, a 14ft reception room, two double bedrooms, a modern bathroom, a rear garden, and two off-street parking spaces.

Upon entering, you are greeted by the hallway. To the front is the kitchen, which is fitted with a modern range of shaker-style units and worksurfaces. It includes a built-in oven and hob with an extractor fan, as well as space for additional appliances. A window offers light to the front aspect. The ground-floor cloakroom features a toilet and wash hand basin, with a small window to the side. At the rear of the house is the impressive 14ft reception room, which boasts French doors that open into the garden, as well as a staircase leading to the first floor. The landing has a window and access to the loft. There are two generously sized double bedrooms; the master bedroom at the rear includes a good range of fitted wardrobes and an additional storage cupboard, while the second bedroom at the front features sliding door double wardrobes (not fitted). The modern bathroom is equipped with a three-piece suite consisting of a bath/shower, WC, and basin, all adorned with white tiling.

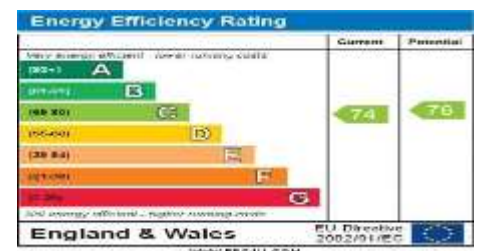
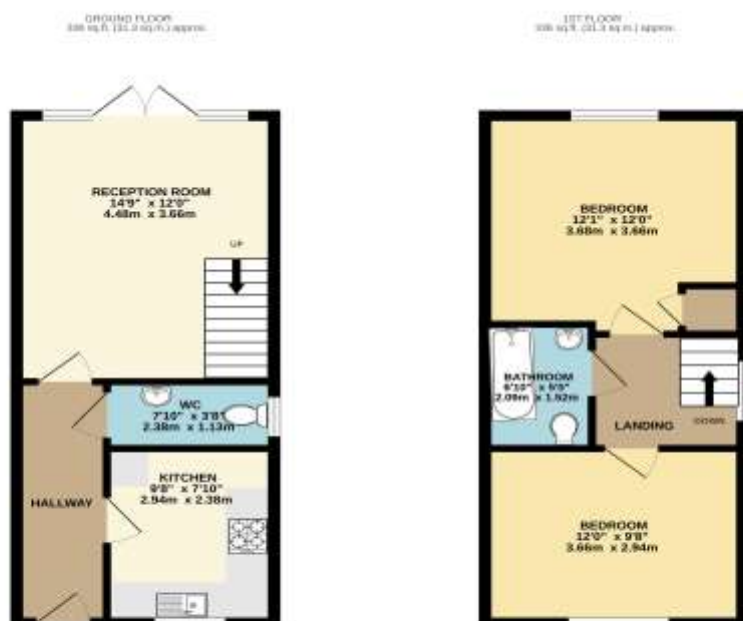
Frontage: The property offers convenient off-street parking for two vehicles at the front, ensuring easy access. Additionally, there is side gated access that enhances both privacy and convenience. Rear Garden: The spacious rear garden boasts a charming patio area, perfect for outdoor dining and relaxation.

Viewing is highly recommended, making it an ideal choice for first-time buyers or as a rental investment.

Tenure: Freehold

EPC Rating: 74 | C

Council Tax Banding: B



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