



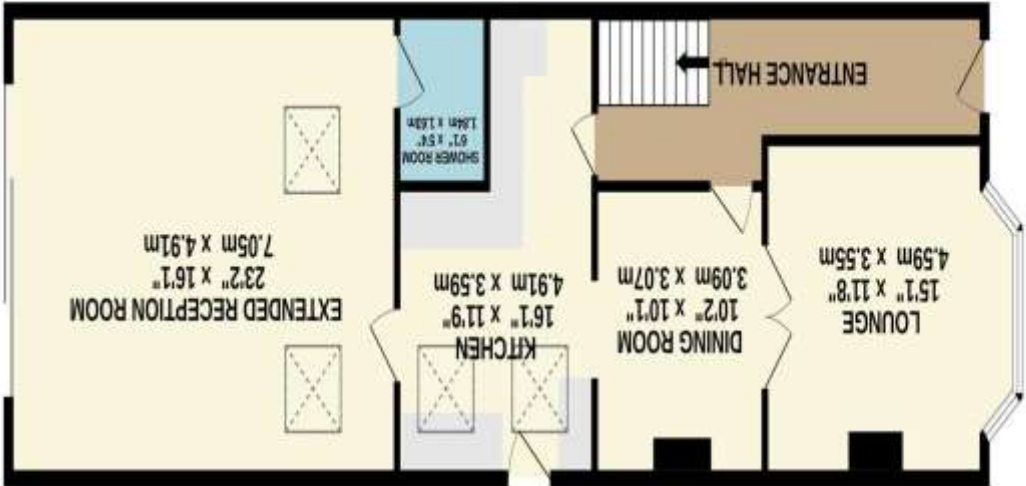
Estate Agents



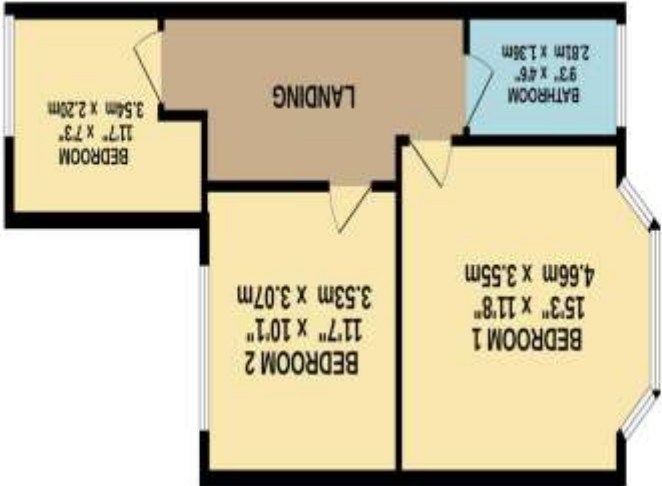
Auctioneers



GROUND FLOOR



1ST FLOOR



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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Woodside Road, Southbourne, Bournemouth, BH5 2AZ

£495,000 – Freehold

**Deceptively Spacious Extended 3/4 Bedroom Semi-Detached House | Entrance Hallway | Lounge | Dining Room
Modern Kitchen | 23ft x 16ft Rear Extension | Ground Floor Shower Room | landing | Three Bedrooms | Bathroom
60ft Rear Garden | No Chain**

3 BEDROOM HOUSE WITH POTENTIAL ANNEX

This deceptively spacious three-bedroom semi-detached house is situated in a highly convenient location, close to the bustling shopping parade at Southbourne Grove and just a short walk from the clifftop at Southbourne. The property has been significantly extended, featuring a 368-square-foot rear extension designed for comfortable ground-floor living in later life, though it can also function as a large reception room. The house benefits from double glazing, gas central heating, two reception rooms, a modern kitchen, a modern bathroom, and three first-floor bedrooms, all complemented by a sunny 60-foot south-facing rear garden. Viewing is highly recommended.

Upon entering, you are greeted by a hallway with stairs leading to the first floor and a large understairs cupboard. To the front, you'll find the original lounge, which features a bay window and a decorative fireplace, now with double doors leading into the dining room. The kitchen has been refitted with a modern range of wall and base units, complete with a built-in oven and hob. On the upper floor, there are three spacious bedrooms and a modern bathroom that includes a three-piece suite with a bath and shower, a WC, and a basin.

At the rear is the expansive extension, boasting a vaulted ceiling with Velux-style windows and large sliding patio doors that lead into the garden. Additionally, there is a convenient shower room and WC, allowing the reception room to be used as annexe-style accommodation or as a workspace if necessary. The rear garden measures approximately 60 feet in length and features a sandstone patio along with a large lawn area, creating a pleasant and secluded sunny atmosphere.

Tenure: Freehold
EPC Rating: 67 | D
Council Tax Banding: C

