

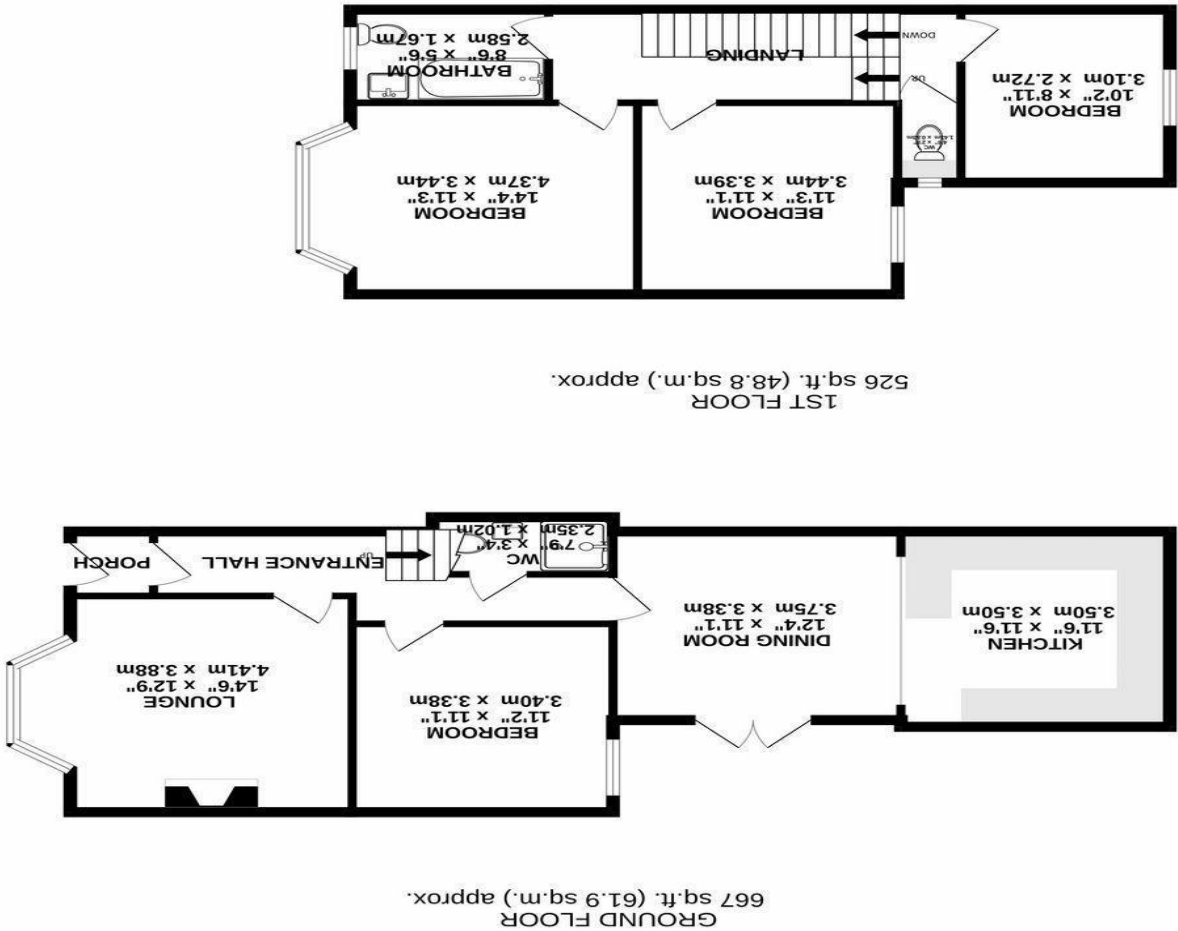


Offices at
Southbourne • Christchurch • London
www.richardgodsell.com

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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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Estate Agents

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Somerset Road, Boscombe, Bournemouth, Dorset, BH7 6JH
£440,000 – Freehold

**Four Bedroom Character Home | Downstairs Shower Room | Modern Fitted Kitchen/Diner | Driveway Parking
Potential To Extend STPP | Close to Local Shops | Large Private Rear Garden | Well Presented Throughout**

This beautifully presented four-bedroom semi-detached house is located on Somerset Road, providing easy access to various amenities. It is just a short distance from Southbourne Grove, where you can find a wide array of shops, cafés, bars, and restaurants. Additionally, the property is conveniently situated near Pokesdown mainline station and is within easy reach of award-winning beaches. This property is truly a must-see!

Upon entering the house, you are greeted by a fully redecorated hallway with doors leading to all rooms on the ground floor. The front reception room features a charming fireplace and a bay window that lets in plenty of natural light. The downstairs bedroom is a spacious double that overlooks the rear garden; it could also serve as a second reception room. There is a modern under-stair shower room equipped with a basin and toilet, which serves this bedroom.

At the rear of the property, you will find a modern kitchen/diner in excellent condition. It includes an oven, gas hob with extractor fan, dishwasher, and space for an under-counter washing machine. The stylish breakfast bar features a built-in bottle rack, and there is access to the garden through a side door. There is ample space for a dining table, making it perfect for entertaining. The first floor comprises three additional double bedrooms. The master bedroom features built-in wardrobes and a bay window, allowing for an abundance of natural light. The modern three-piece bathroom suite includes tiled walls and wood flooring, a bathtub with a glass shower screen, an overhead power shower, a basin with a vanity unit, and a toilet. A window with privacy glass provides ventilation, and there is a newly fitted separate cloakroom.

Outside, the impressive rear garden offers plenty of space, mainly laid to lawn, with flowerbed borders and a shingled area enclosed by wood panel fencing. There is also side access that leads back to the front of the house, where a driveway provides parking. The garden offers enough room for a potential rear extension (subject to planning permission). We highly recommend scheduling a viewing.

Tenure: Freehold
EPC Rating: 58 | D
Council Tax Banding: C

