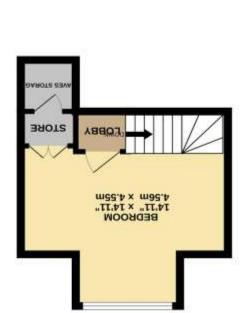


SOOJA TZI workps (,m.ps 8.81), Aps 015





GROUND FLOOR 961 54.ft. (89.3 54.m.) approx

TOTAL FLOOR AREA: 11170 sq.ft. (108.7 sq.ft.), approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wholows, rooms and any other literia are approximate and no responsibility is alson for any error, of doors, wholows, rooms and any other iteria are approximate and any electric and appliances only and should be used as such by any prospective 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 the purchaser. The services, systems and appliances shown have not been tested and no guarantee.

Discisimer These particulars, whilst believed to be accurate are set out as a general outline only for guidances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as statements given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as attachments given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as attachments of the property.

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Offices at

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Thornbury Road, Hengistbury Head, Bournemouth, BH6 4HP Guide price £650,000 - Freehold

Detached Three Bedroom Two Reception Room Chalet Bungalow | Entrance Hallway | Lounge | Dining Room | Kitchen Bathroom | Two Ground Floor Bedrooms | Sun Room/Conservatory | Detached Garage | Corner Plot with garden to Three Sides | Scope to Extend STPP

This is a fantastic opportunity to purchase a three bedroom two reception room Detached Chalet Bungalow situated on a prominent corner plot in the beautiful location of Hengistbury Head, just 100 yards from the scenic riverside walks along the banks of The Stour at Wick. The shopping parade at Tuckton is a short walk away, along with the larger towns of Christchurch and Southbourne, which boast bustling high streets filled with shops, bars, and restaurants.

The property features two separate reception rooms and three bedrooms spread over two floors. Key features include double glazing, gas central heating, modern kitchen, bathroom, detached garage with a sun room /conservatory. There are gardens to three sides, and the corner plot offers the scope for further extension. Viewing recommended.

Enter via the front door into the hallway with doors to all rooms and stairs to the first floor. There are two separate reception rooms - a front lounge with a bay window and a rear dining room with sliding patio doors overlooking the rear garden. On the ground floor, there are two bedrooms - a spacious double room at the front with a bay window and a single bedroom at the rear. The kitchen is fitted with a modern range of wall and base units with space for appliances and space for table and chairs. Additionally, there is a sunroom/conservatory that connects to the 17ft garage, which has an up-and-over door and access to both the front and rear gardens. The shower room has a suite of shower, WC and basin. On the first floor, you'll find a generously sized double bedroom with a good-sized storage cupboard and eaves storage and a window to the rear.

The external area features beautiful, secluded gardens on three sides, with large lawn areas surrounded by mature shrubs and flower borders. There is also a 17ft detached garage and a driveway for parking. Viewing is highly recommended as this property offers excellent potential for extension and improvement (subject to planning permissions).

Tenure: Freehold EPC Rating: To be confirmed Council Tax Banding: E

















