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Rosebery Road, Pokesdown, Bournemouth, BH5 2JH

Guide Price £500,000 – Freehold

**Three Bedroom Two Bathroom Detached House with Wide Plot | Entrance Hallway | Two Separate Reception Rooms
Kitchen | Conservatory | Landing | Three Bedrooms | Bathroom | Shower Room | Detached Garage
Off-Street Parking | Rear Garden | Summerhouse**

****MASSIVE POTENTIAL FOR EXTENSION**** This Three-Bedroom Character Detached House is situated on an unusually large plot, complete with a detached garage. It offers significant potential for extension to the side, allowing for the creation of either a much larger detached house or a side annexe (subject to planning permission). Conveniently located just a short walk from local shopping parades in Pokesdown and Southbourne, as well as Pokesdown train station and good local schools, this property boasts a range of desirable features. The house includes double glazing, gas central heating, two separate reception rooms, a kitchen breakfast room, a UPVC conservatory, three bedrooms, two bathrooms, a detached garage, and parking. Viewing is highly recommended.

Upon entering, you are greeted by a hallway with a staircase leading to the first floor and doors to all rooms. The front aspect features a cosy lounge with a bay window and a wood-burning fireplace. The second reception room is currently being used as a fourth bedroom and has a window and a door that opens to the garden. The kitchen breakfast room is fitted with a good range of wall and base units, and it has space for appliances, along with access to a useful storage room. The spacious UPVC conservatory features French doors leading out to the garden.

On the first floor, the landing provides access to three bedrooms and two bathrooms. The larger bedroom, located at the front, includes a bay window, while there is a second double bedroom and a third single bedroom. The property has two bathrooms: one with a freestanding bath, WC, and basin, and a separate shower room with a shower cubicle, WC, and basin. Access to loft space is also available from the landing.

In terms of exterior features, the frontage includes parking in front of the garage and a gated entrance to the garden. The rear garden is generously sized, featuring a patio area and lawn, as well as a summerhouse and a shed.

Tenure: Freehold
EPC Rating: to be confirmed
Council Tax Band: C

