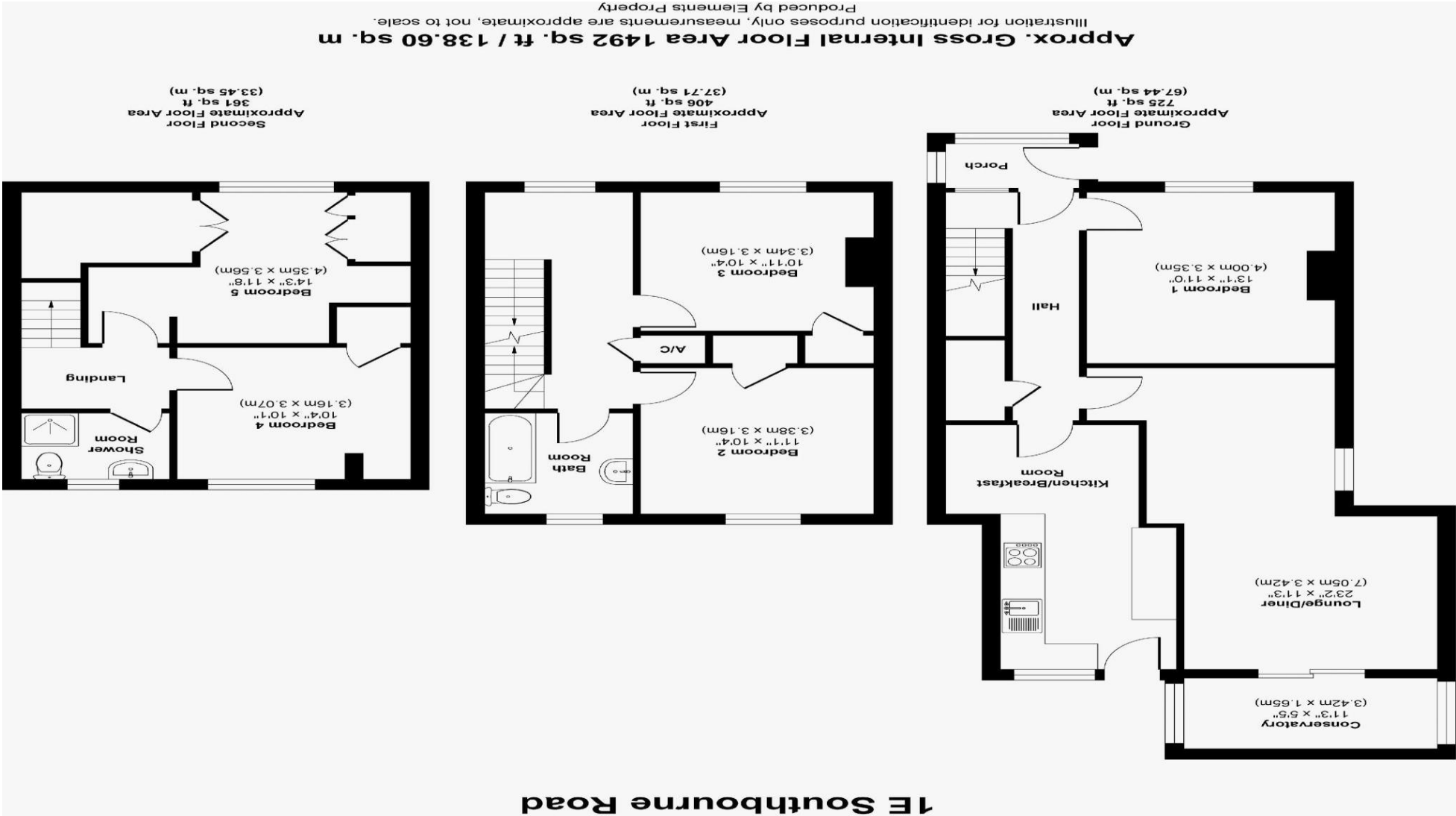





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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate Agents



Auctioneers

Southbourne Road, Southbourne, Bournemouth, Dorset, BH6 5NS

Guide Price £475,000 – Freehold

**Spacious Five Bedroom Semi-Detached House | Porch | Hallway | 23ft Reception Room | Kitchen Breakfast Room
Ground Floor Bedroom/Reception 2 | Landing | Two Double Bedrooms | Bathroom | Second Floor Landing
Two Further Bedrooms | Shower Room | Large Private Rear Garden | Garage | Driveway Parking | Close To Local Shops
Short Distance To Award-Winning Beaches**

This five-bedroom semi-detached family home is situated in the desirable residential area of Southbourne Road. It offers excellent transport links, with Pokesdown rail station nearby providing easy access to London and Southampton. Additionally, local amenities such as restaurants, shops, bars, cafes, and coffee shops are within easy reach, and it's just a short drive to award-winning blue flag beaches.

Upon entering the property, you'll find a storm porch that is perfect for storing coats and shoes. The front bedroom or reception room is spacious and versatile. The lounge has ample space to accommodate a dining area and sofas, with sliding doors that lead to the conservatory. The galley-style kitchen features a built-in oven, gas hob with an overhead extractor fan, and provides access to the garden.

The first floor comprises two good-sized double bedrooms and a family bathroom, which includes a WC, basin, bathtub with an overhead shower attachment, and a window for ventilation. On the second floor, there are two additional bedrooms and a shower room equipped with a basin, WC, and shower.

Outside, the generous private rear garden is mainly laid to lawn and enclosed by wood panel fencing and chain link. A concrete path leads to the back of the garden, where you'll find storage sheds. Additionally, there is a garage with an up-and-over door and plenty of driveway parking available.

We strongly recommend scheduling a viewing to fully appreciate the impressive size of this property!

Tenure: Freehold
EPC Rating: 65 | D
Council Tax Banding: D

