



Estate Agents



Auctioneers

Saxonbury Road, Tuckton, Bournemouth, BH6 5ND

Guide Price £460,000 – Freehold

**Two Double Bedroom Detached Bungalow | Entrance Lobby | Hallway | 16' Reception Room | Master Bedroom
Second Double Bedroom | Shower Room | Separate W/C | Kitchen/Breakfast Room | Garden Room | Driveway & Garage
40' Rear Garden | No Chain**

*** UNEXPECTEDLY REAVAILABLE *** This is a fantastic opportunity to purchase a two-bedroom detached bungalow located in a desirable area, just a short walk from the local shops in Tuckton and the scenic River Stour. The property requires some modernisation throughout but features UPVC double glazing, gas central heating, a 16ft reception room, two spacious double bedrooms, a 13ft kitchen with a sunroom, and a 40ft rear garden. There is significant potential to extend the property to the side, to the loft, and to the back (subject to planning permission), as similar neighbouring properties have done. Viewing is highly recommended, and there is no onward chain.

The entrance lobby leads into the hallway, which provides access to all rooms and the large loft space. The 16-foot reception room features a bay window at the front, while the two generously sized double bedrooms include one with fitted wardrobes. The bathroom includes a shower and basin, with a separate W/C for added convenience. The 13-foot kitchen/breakfast room is equipped with a basic range of units and has a window and a door for side access; the sunroom leads out to the garden.

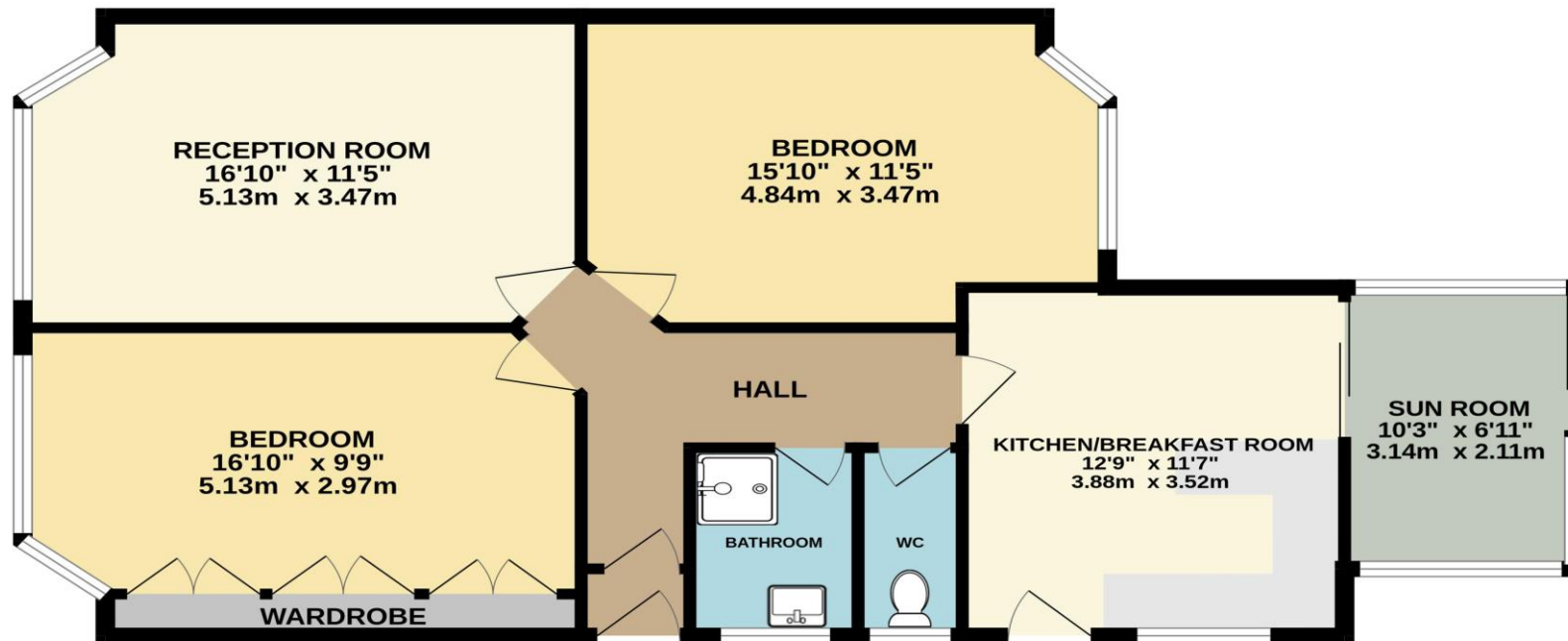
Outside, there is a large front garden and a driveway offering parking for multiple cars, along with gated access to the rear garden. A detached garage is also present, though it requires some updating. The lovely rear garden is approximately 40 feet in length, laid to lawn and bordered by mature flowers and shrubs.

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





GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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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