



Estate Agents



Auctioneers

Rosebery Road, Pokesdown, Bournemouth, BH5 2JH

Guide Price £425,000 – Freehold

**Three Bedroom, Three Reception Room Detached House | Hallway | Lounge | Dining Room | 3rd Reception Room/Bedroom 4
Downstairs W/C | Kitchen | Sun Room | First Floor Landing | Three Double Bedrooms | Shower Room | Off Street Parking
Rear Garden | No Chain**

This spacious detached house is conveniently located near local shops in Pokesdown and Southbourne, as well as good schools. It's just a short walk to Pokesdown train station, and the stunning clifftops and award-winning sandy beaches are only half a mile away via the picturesque Woodland Walk.

The property has recently been replastered and redecorated throughout in a neutral white, showcasing excellent room sizes and a flexible layout. There are three reception rooms, one of which has the potential to be used as a fourth bedroom. Features of the house include double glazing, gas central heating, new electrical wiring throughout the house, all new radiators, a rear garden, and off-street parking. The property is offered with no chain, so a viewing is highly recommended.

Entering through the spacious hallway, you'll find a turning staircase leading to the first floor, along with doors to the main rooms. The main lounge, located at the front of the house, features a bay window. At the rear, there are two reception rooms (previously one large room) with access to the kitchen. The kitchen is equipped with a range of wall and base units, worktops, and space for appliances. Additionally, there is a door leading to a useful sunroom on the side, which provides access to the rear garden. A handy downstairs W/C is also included.

On the upper floor, there are three well-sized double bedrooms and a shower room with a W/C. Access to the loft space is available from the bathroom.

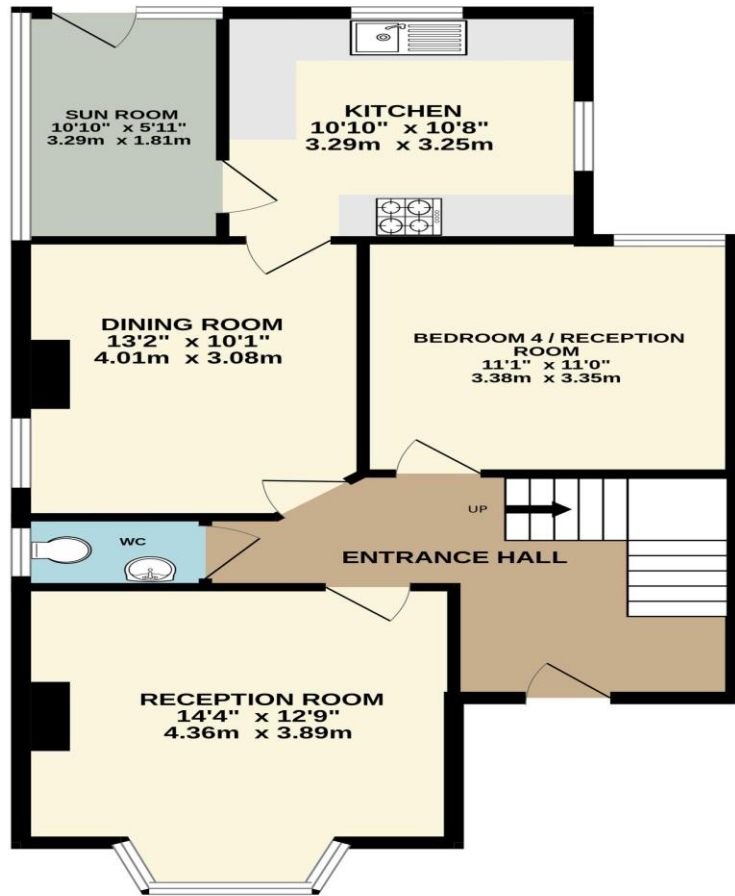
Outside, there is off-street parking for one small car at the front of the property, and there is potential to create additional space by adapting the frontage. The rear garden is mainly paved for ease of maintenance and includes a large garden shed.

Tenure: Freehold
EPC Rating: 67 | D
Council Tax Band: C

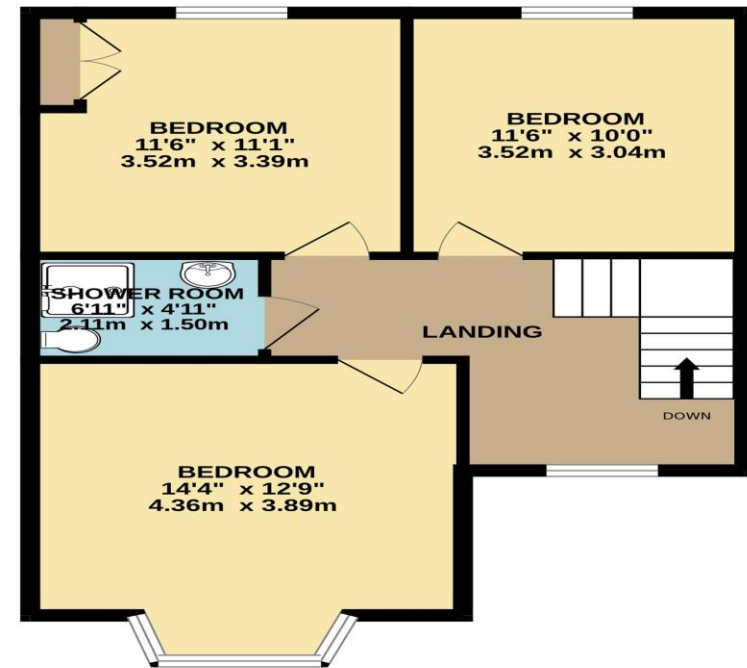




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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