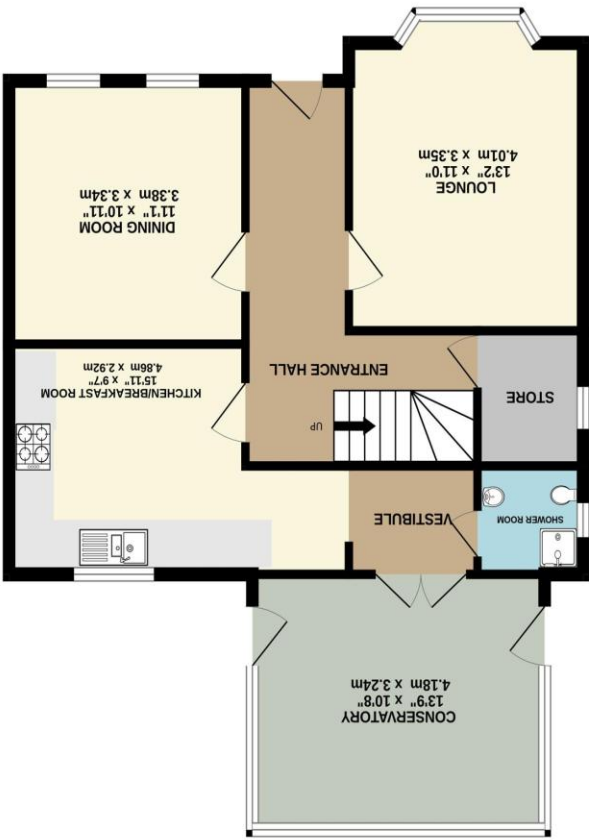




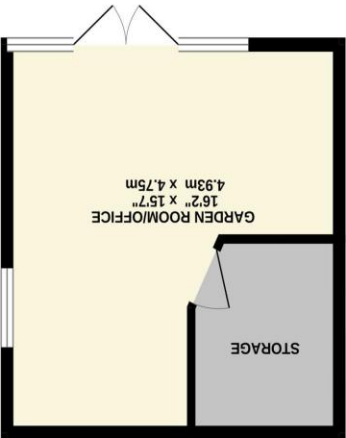
GROUND FLOOR



1ST FLOOR



GARDEN ROOM



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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## Granville Road, Pokesdown, Bournemouth, BH5 2AH

**Guide Price £550,000 – Freehold**

**Four Bedroom, Two Bathroom Period Detached House | Hallway | Lounge | Dining Room | Kitchen/Breakfast Room  
Downstairs Shower Room | First Floor Landing | Three Double Bedrooms | Box Room/Study | Bathroom | Driveway  
Lovely Rear Garden | Garden Room | No Chain**

A great opportunity to purchase this well presented, handsome detached house situated in a quiet, yet family orientated and convenient location for shops at Southbourne and Pokesdown and within 1/2 mile of the clifftop and award winning sandy beaches below - along with excellent local schools and the mainline train station at Pokesdown. This fabulous family home boasts UPVC double glazing, gas central heating, two separate reception rooms, 17' kitchen/breakfast room, ground floor shower room and w/c, conservatory, three double first floor bedrooms and a box room/study, modern bathroom, lovely sunny rear garden, 16' x 15' garden room/gym/office, off street parking and driveway. A great family home, offered for sale with no onward chain.

Enter into the hallway with wood effect flooring, stairs to the first floor, a large understairs utility room/storage room and doors to all the main rooms. To the front aspect, there are two separate reception rooms - a cosy lounge with bay window and feature fireplace, and an 11' x 11' dining room. The modern kitchen/breakfast room has been fitted with a modern range of wall and base units, including contrasting work surfaces over including a built-in oven, hob, washing machine and dishwasher. A lobby then leads to the downstairs shower room & w/c and also has double doors leading to the rear UPVC conservatory.

Upstairs there are three good-sized double bedrooms and a single box room/study, plus a lovely family bathroom with a stylish white suite of bath, w/c and basin with contemporary tiling. Outside, there is parking to the front of the property under the carport and double gates that lead through to the rear. The rear garden is a great feature of this property, with a large patio and lawn area. The original garage has been converted into a fabulous 17' x 16' garden room which could be used for a variety of uses such as a guest room, office or gym.

Tenure: Freehold  
Council Tax Banding: C  
EPC Rating: 55 | D

