


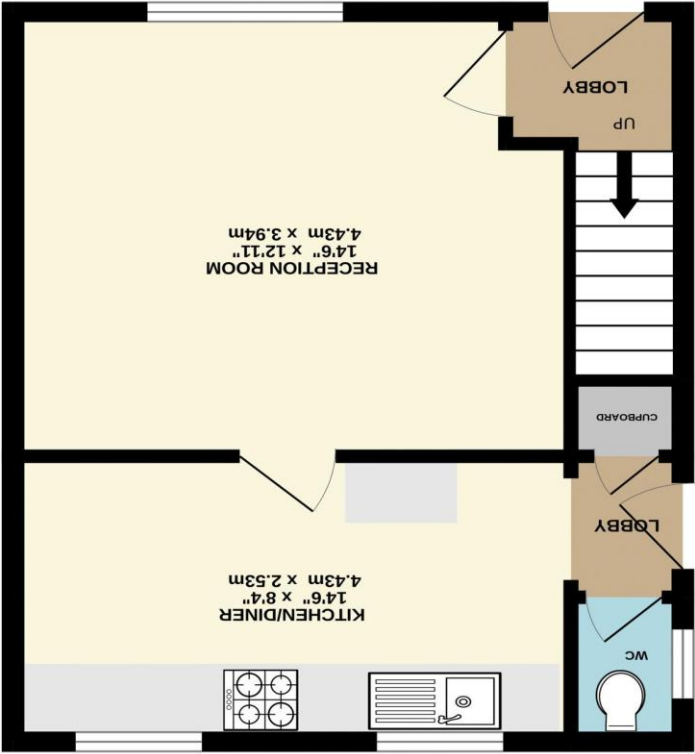


Estate Agents

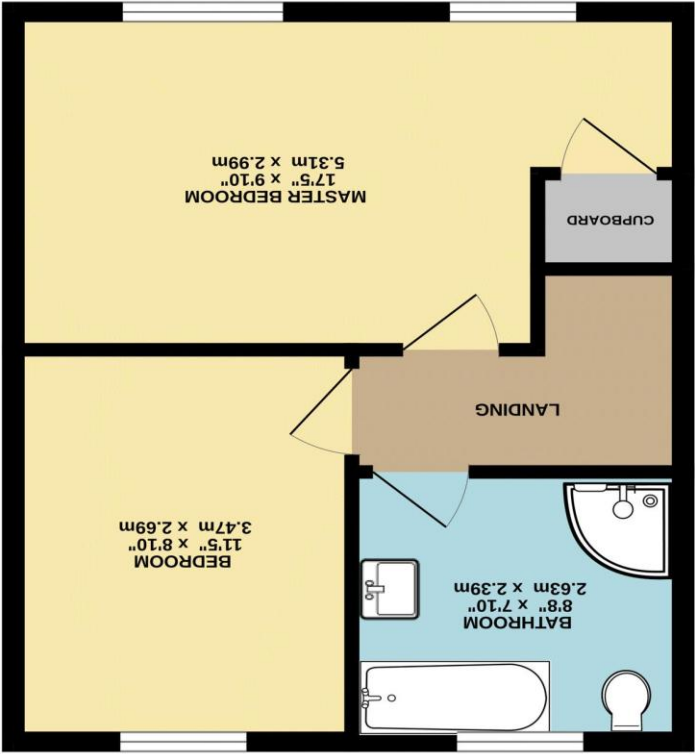


Auctioneers

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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.
Made with Metropix ©2025

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.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at
Southbourne • Christchurch • London
www.richardgodsell.com



Collingbourne Avenue, Southbourne, Bournemouth, Dorset, BH6 5QR
Guide Price £400,000 – Freehold

Two Bedroom Semi Detached House | Hallway | Reception Room | 17Ft Kitchen Diner | Ds Wc | Landing
Two Double Bedrooms | Modern Bathroom | Off-Street Parking | Driveway & Garage | Landscaped Rear Garden | Freehold

A beautifully presented two-bedroom semi-detached house located in a quiet area of Iford, close to a local pub, Iford playing fields, and with easy access to both Southbourne and Tuckton shopping parades. The property features UPVC double glazing, gas central heating, and a spacious reception room with a fireplace. It includes a modern 17ft kitchen diner, a downstairs WC, two double bedrooms, a modern four-piece bathroom, off-street parking, a driveway, and a large garage, along with a newly landscaped rear garden. Viewing is highly recommended.

Entering via the front door, you are welcomed into the entrance lobby, which leads to the lounge and stairs to the first floor. The spacious reception room features a front-facing window, a charming fireplace, useful under-stairs storage, and a door leading to the kitchen. The impressive 17ft kitchen diner is fitted with an extensive range of wall and base units, topped with contrasting workspaces, and includes appliances such as a built-in oven and gas hob, dishwasher, and fridge freezer. A lobby provides access to additional storage, a convenient downstairs cloakroom, and a door to the garden.

Upstairs, you'll find two generously sized double bedrooms: the main bedroom, measuring 17ft, is located at the front of the house with two windows, while the second bedroom is situated at the rear. The modern bathroom boasts a four-piece suite, including a bath, shower cubicle, vanity sink unit, and WC, all complemented by stylish tiling and a rear-facing window.

The property's frontage features a gravel driveway that offers off-street parking for two cars, with double-gated access to the rear garden. The rear of the property includes a large timber-built garage with double doors, a timber playhouse, and a recently landscaped garden featuring a raised lawn area and two seating spaces. The back garden enjoys a lovely, sunny, south-facing, and secluded aspect.

Tenure Freehold
Council Tax Banding: B
EPC Rating: 73 | C

