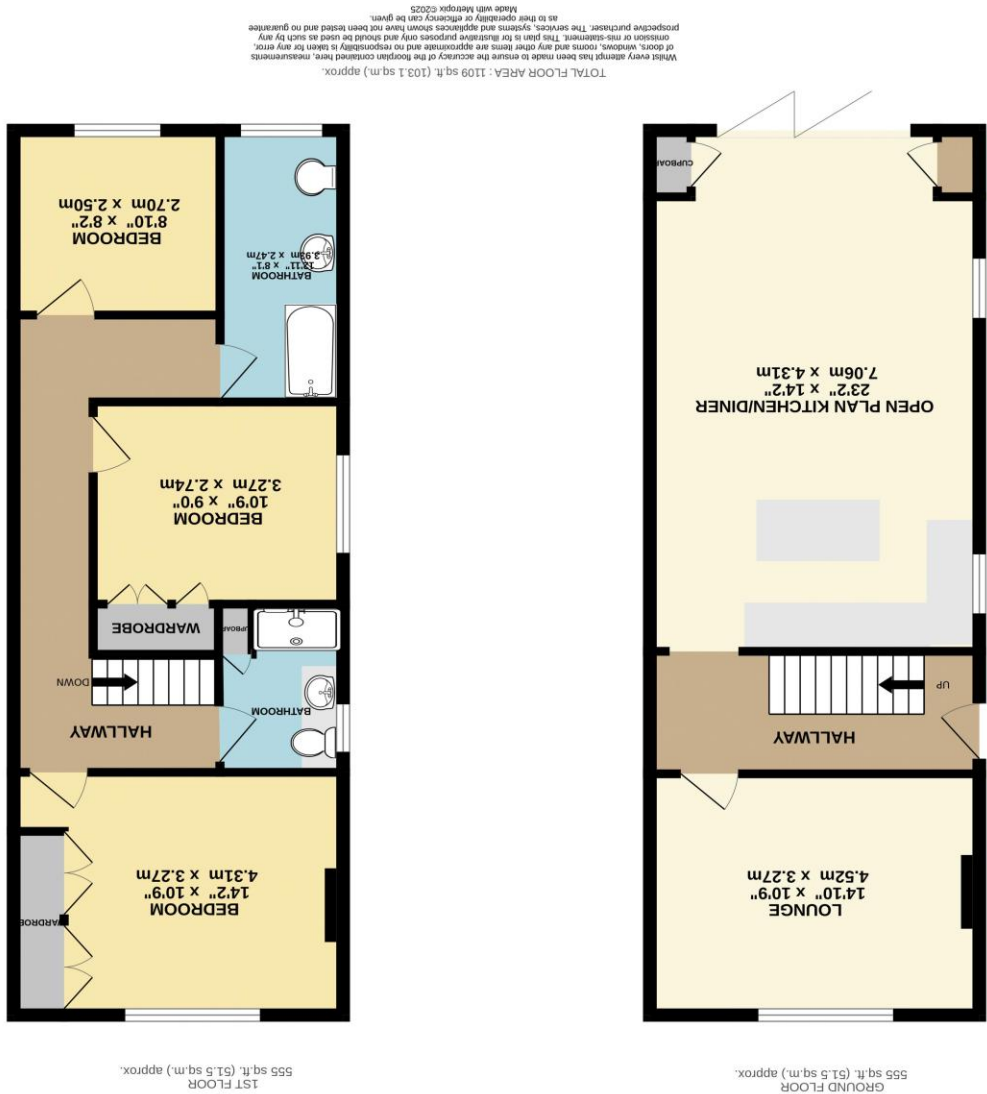




Offices at  
**Southbourne • Christchurch • London**  
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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should 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.





## Morley Road, Pokesdown, Bournemouth, Dorset, BH5 2JJ

Guide Price £425,000 – Freehold

**Three Bedroom Character Semi Detached Cottage | Hallway | Reception Room | 25 ft Open Plan Kitchen Diner  
Modern Shower Room | Modern Bathroom | Off-Street Parking | Rear Garden | Freehold**

This is a fantastic opportunity to buy a beautifully presented three-bedroom, two-bathroom character semi-detached house. The property is conveniently located just a short walk from local shops in Pokesdown, and it is within easy reach of Southbourne Grove and the award-winning beaches. Additionally, it is close to Pokesdown train station and several sought-after local schools. The property is superbly presented throughout, featuring a list of benefits including double glazing, gas central heating, a cosy reception room with a log burner, and a 25 ft open-plan kitchen diner with bi-folding doors opening onto the garden. It offers off-street parking and a low-maintenance, sunny rear garden. Viewing is highly recommended.

As you enter, you are welcomed by a hallway with stairs opening onto the first floor and doors to the two main downstairs rooms. To the front aspect is the cosy 12 ft lounge with a double-glazed window and a feature fireplace with a log burner. To the rear is the impressive 25 ft kitchen diner, a spacious area with a modern kitchen featuring wall and base units, a central island with a built-in oven and hob, and ample space for a large dining table and chairs. There are also two fitted storage cupboards, one of which houses the boiler. Aluminium bi-folding doors lead to the patio and garden.

Upstairs, the landing provides access to three good-sized bedrooms. The main bedroom at the front has fitted wardrobes, bedroom two is also a spacious double with fitted wardrobes, and bedroom three is an excellent single room, also used as a home office. There are two bathrooms: a modern shower room with a shower cubicle, WC, and basin; and a main bathroom with a bath, shower, WC, and basin. Access to the loft space is available from the landing.

**Please Note:** The house was extensively refurbished by the current owner in 2018, with new floors, damp treatment, electrics and plumbing, kitchen and bathroom, glazing and plantation shutters, radiators and log burner.

The property features off-street parking at the front on a block-paved driveway, with gated side access leading to the rear garden. The rear garden is low maintenance, with a patio area that enjoys a secluded and sunny aspect.

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: to be confirmed

