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1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



Estate Agents

Auctioneers

Verona Avenue, Southbourne, Bournemouth, Dorset, BH6 3JW

Asking Price £725,000 – Freehold

**Three Bedroom Detached House | Two Reception Rooms | Downstairs W.C | Kitchen/Breakfast Room | Detached Garage
Private Rear Garden | Excellent Location | Close To Local Amenities | Off Road Parking**

This charming three-bedroom detached home is now on the market with no onward chain. It requires modernisation throughout, presenting an excellent opportunity to personalise the home to your style. The property is located on one of the most sought-after streets in Southbourne, just a short distance from The Grove, where you will find a variety of shops, bars, restaurants, coffee shops, and more. Award-winning Blue Flag beaches and local schools are also nearby.

Upon entering the property, you are welcomed by a spacious hallway with a bay window and doors leading to all rooms. The front reception room is dual-aspect, allowing plenty of natural light and creating a perfect family space. The rear reception room features a bay window, a fireplace, and French doors that open to the garden. The generously sized kitchen/breakfast room presents a fantastic opportunity for personal customisation and includes a pantry along with additional storage that currently houses the boiler. A side door provides convenient access to the outside. Additionally, there is an understairs WC with a window and basin on the ground floor. The first floor comprises three good-sized bedrooms. The master bedroom overlooks the rear of the property and offers ample space for wardrobes and a chest of drawers without feeling cramped. Bedroom two overlooks the front and includes a built-in sink. The third bedroom, which has built-in wardrobes, would be ideal as an office, a child's room, or a guest room. The bathroom features a bathtub, a basin, and a window for ventilation, while a separate WC serves the first floor and could easily be combined with the bathroom. An airing cupboard is also located in the hallway.

Outside, the mature private rear garden is primarily laid to lawn with a patio area, bordered by mature shrubs and plants, and enclosed by wooden panel fencing for added privacy. There is side access to the front of the property through an up-and-over door. The front yard features a driveway, lawn, and a pathway enclosed by a low-level brick wall.

This property has so much to offer, and viewing is highly recommended to truly appreciate its potential and charm.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 57 | D

