



Estate Agents



Auctioneers



## **Rebbeck Road, Pokesdown, Bournemouth, Dorset, BH7 6LP**

### **Guide Price £375,000 – Freehold**

**Two Bedroom Terraced House | Excellent Condition Throughout | Open Plan Living Arrangements | Modern Fitted Kitchen  
Four Piece Bathroom Suite | Private Rear Garden | Close To Pokesdown Station | Within Easy Reach Of Southbourne Grove  
Ideal First Time Purchase | Viewing Highly Recommended**

This beautifully presented two-bedroom terraced house is located on Rebbeck Road in the popular residential area of Pokesdown, near Kings Park. It is just a short distance from Southbourne Grove, where you'll find a variety of shops, cafes, restaurants, bars, and other amenities. Award-winning blue flag sandy beaches and Pokesdown Train Station, which offers direct links to London Waterloo, are also nearby.

Upon entering the property, you are welcomed by a bright and airy hallway with hardwood flooring throughout. This leads directly into the open-plan lounge and dining area, which is in excellent decorative order and features a bay window that allows plenty of natural light, enclosed with plantation shutters. This space is perfect for entertaining or relaxing. Beyond the lounge, you will find a modern fitted kitchen, which offers ample countertop and cupboard space for storage. It is equipped with a built-in oven, ceramic hob, overhead extractor fan, and under-counter space for both a washing machine and dishwasher.

Upstairs, there are two good-sized double bedrooms. The master bedroom benefits from a bay window and built-in wardrobes, leaving plenty of room for additional furniture. The modern four-piece bathroom suite features a standalone bathtub, a separate shower, a toilet, a basin, a heated towel rail, an extractor fan, and a window.

Outside, the landscaped rear garden combines decking and artificial grass, providing a decent amount of space that is easy to maintain throughout all seasons. There is also a covered section that is ideal for all weather conditions, and the garden is enclosed with wood panel fencing.

This property is a lovely home that offers a welcoming atmosphere, combining comfort and style in a desirable location. Viewing is highly recommended.

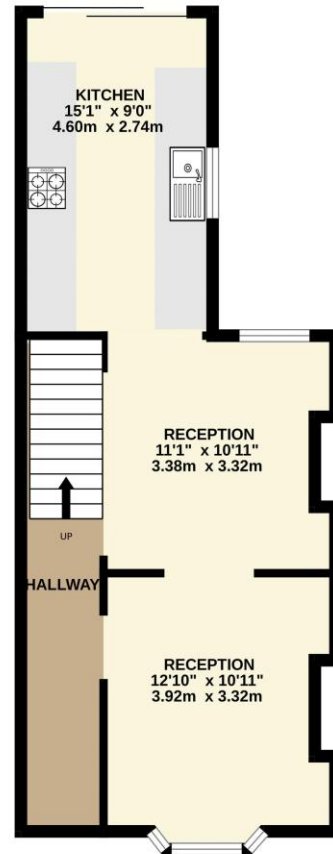
Tenure: Freehold  
EPC Rating: 75 | C  
Council Tax Banding: B



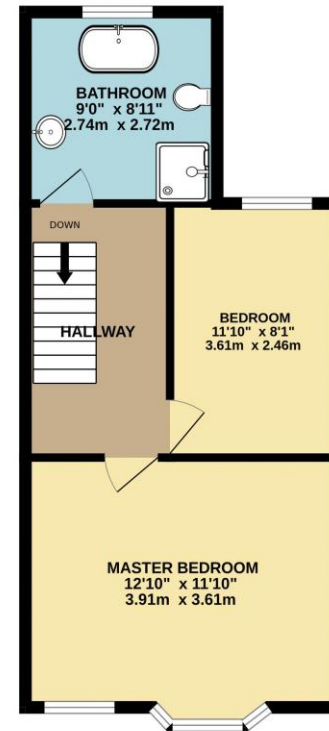




GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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