



Estate Agents



Auctioneers

Kingfisher Close, Southbourne, Bournemouth, Dorset, BH6 5BB

Guide Price £300,000 – Freehold

**Two Bedroom Semi-Detached House | Spacious Kitchen/Breakfast Room | Modern Bathroom Suite | Private Rear Garden
Gas Central Heating | Double Glazing | No Onward Chain | Close To Local Shops | Residents Parking
Within Easy Access To Southbourne Grove | Ideal First Time Purchase**

This well-presented two-bedroom semi-detached house is offered to the market with no onward chain. It has recently been redecorated and features newly fitted carpets. Located in the popular residential area of Kingfisher Close, Southbourne, the property provides easy access to local shops, schools, and amenities. It is also close to the popular Grove, where you'll find a variety of cafes, bars, and restaurants. Additionally, it's approximately 1.6 miles to the award-winning blue flag sandy beaches. Additional benefits of this property include double glazing and gas central heating. Viewing is highly recommended.

On the ground floor, you will find a welcoming front reception room that creates a cosy environment for relaxing evenings. The kitchen/breakfast room is well-equipped with plenty of storage cupboards and worktop space, as well as room for a cooker, hob, and an under-counter washing machine. There is also handy under-stairs storage perfect for stowing away coats and shoes.

Upstairs, you'll find two good-sized double bedrooms. The master bedroom features built-in storage and offers plenty of space for bedroom furniture such as wardrobes and chests of drawers. The modern fitted bathroom suite includes a bathtub with a glass screen, an overhead shower attachment, a W.C., and a basin, all decorated in neutral tones and equipped with a window for ventilation.

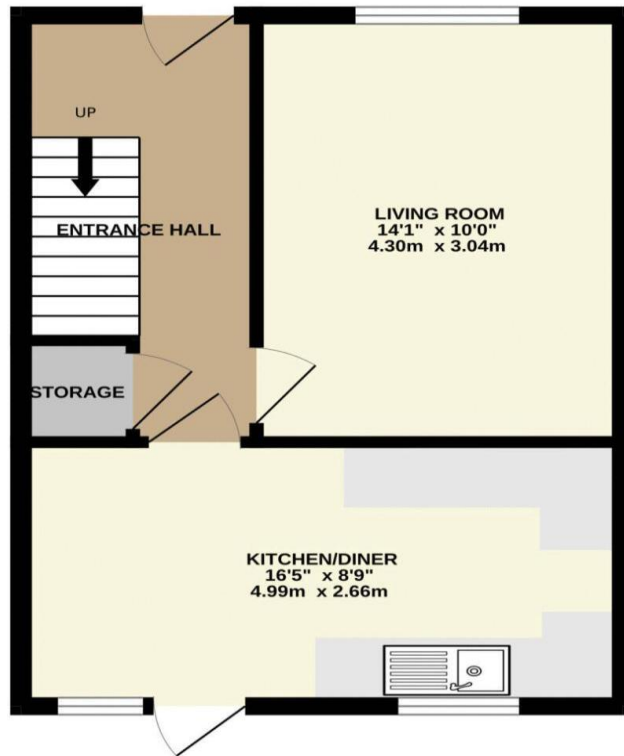
The private rear garden can be accessed through the back door of the kitchen. It is primarily laid to lawn and is surrounded by wood panel fencing. Additionally, there is a storage unit that is perfect for garden tools and a path that provides side access to the front of the property. Ample resident parking is available on the street.

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

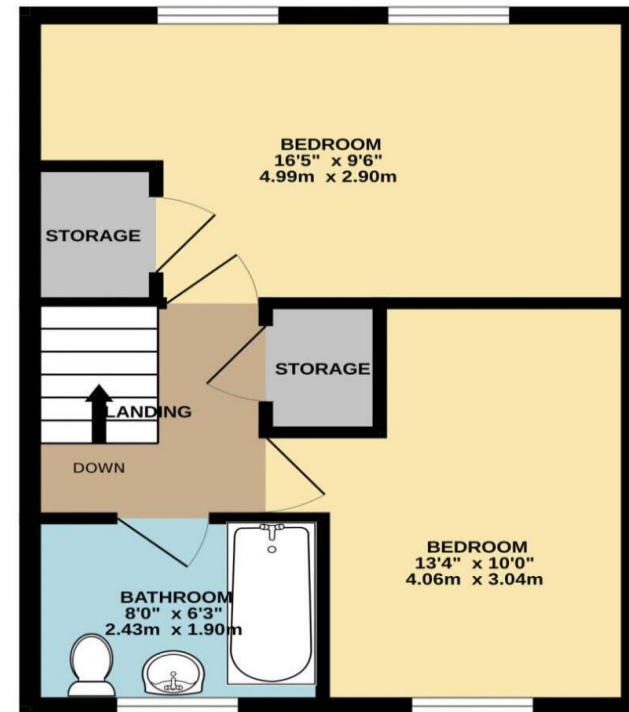




GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TWO BED SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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