



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Wheaton Road, Pokesdown, Bournemouth, Dorset, BH7 6LJ
Guide Price £425,000 – Freehold

**Detached House | Porch | Hallway | Reception Room | Ground Floor Bedroom with En-Suite | Kitchen | Conservatory
First Floor Landing | Three Bedrooms | En-Suite to Second Bedroom | Family Bathroom
Rear Garden | Timber Cabin | No Chain**

A spacious three/four bedroom detached period house situated in a convenient position for local shops, Pokesdown train station and Kings Park recreation ground, with easy access into the larger towns of Southbourne and Bournemouth and within 1 mile of the stunning beaches and clifftops at Southbourne and Boscombe spa. The property has a flexible layout and features UPVC double glazing, gas central heating, a retiled roof, ground floor bedroom with en-suite, kitchen with open plan conservatory extension, three double bedrooms on the first floor and a south-facing garden with timber cabin.

Enter via the porch and into the hallway. To the front aspect is the ground floor bedroom with its own en-suite facilities. To the rear is the 14' reception room with feature fireplace. The kitchen has a good range of wall and base units and is then open-plan to the conservatory extension - which provides space for a dining area. Upstairs there are three genuine double bedrooms and a modern bathroom with bath, shower, w/c and basin with stylish wall tiling.

Please Note: There is a loft space with the possibility to convert (STPP).

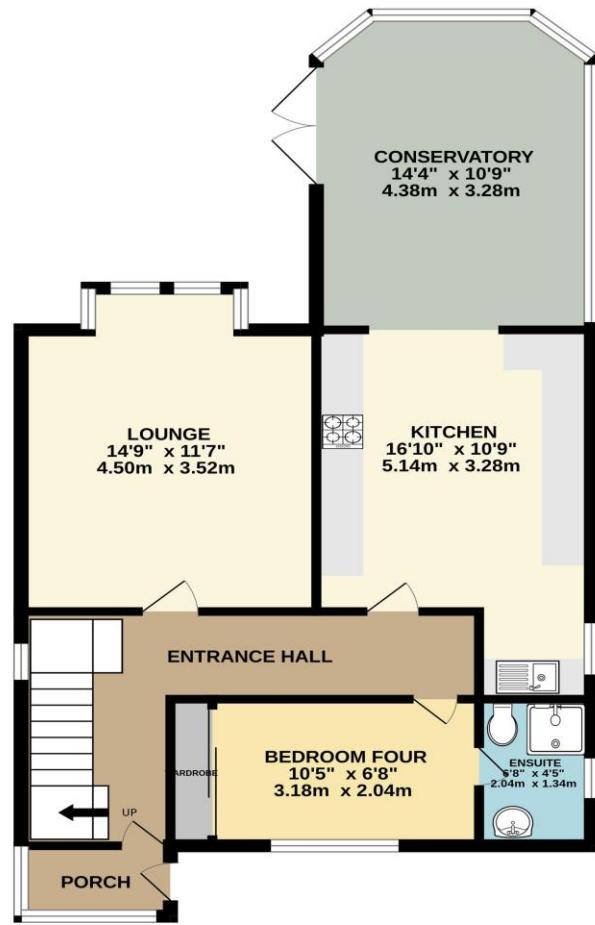
Outside, the south-facing garden is laid to lawn and patio area with a feature large Timber Cabin which has power and light. Side Access.

Tenure: Freehold
Council Tax Band: C
EPC Rating: 40 | E



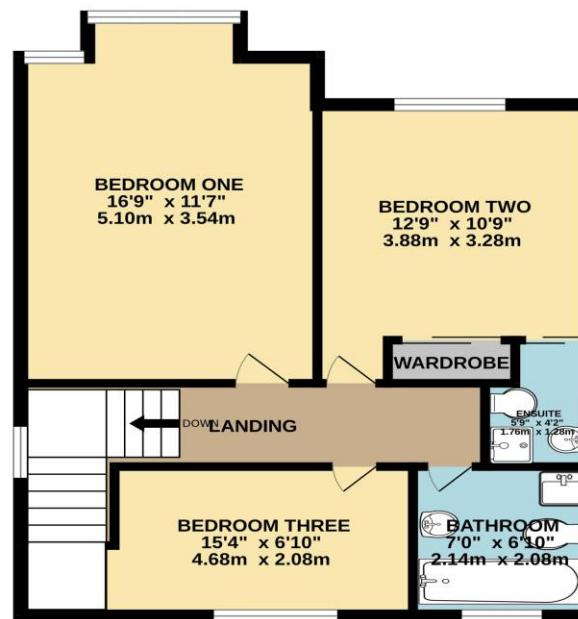


GROUND FLOOR



1ST FLOOR

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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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

