



Estate Agents



Auctioneers

Scotter Road, Pokesdown, Bournemouth, BH7 6LY

Guide Price £450,000 – Freehold

**Character Five Bedroom Semi Detached House | Porch | Hallway | Reception Room | Kitchen Diner | Ds Wc/Utility Room
Landing | Four Bedrooms | Family Bathroom | Loft Bedroom with Shower Room | Front Garden | Rear Garden**

This is a fantastic opportunity to purchase a deceptively spacious five-bedroom semi-detached house, conveniently located near Kings Park, the local shops at Pokesdown Hill, Southbourne, as well as good local schools and the train station providing access to Bournemouth and London. The property offers excellent family accommodation, with features including double glazing, gas central heating, a reception room with a fireplace, a utility room, and a modern open-plan kitchen diner. There are four bedrooms on the first floor, along with a family bathroom, and an additional loft room complete with an ensuite shower room. The master bedroom and another bedroom benefit from a beautiful original fireplace and mantelpiece. The good-sized garden enjoys a sunny aspect, and the property is well presented throughout, making viewing highly recommended.

Upon entering through the porch, you are greeted by a beautiful stained-glass inner door. The hallway features stairs leading to the first floor and doors opening into the main rooms. The ground floor boasts original wooden flooring, creating a sense of space and character throughout the downstairs of the property. To the front of the house is a large reception room with a double-glazed bay window and a feature fireplace.

At the rear, the open-plan kitchen diner consists of two defined areas: a modern kitchen equipped with a range-style cooker and a dining area with French patio doors leading to the garden. Additionally, there is a useful utility room that includes a sink, WC, and space for a washing machine and other appliances. On the first-floor landing, you will find four bedrooms, comprising three double rooms and a single room that can also serve as an office. There is a modern family bathroom featuring a three-piece suite with a bath (including a shower), WC, and basin, all complemented by stylish tiling.

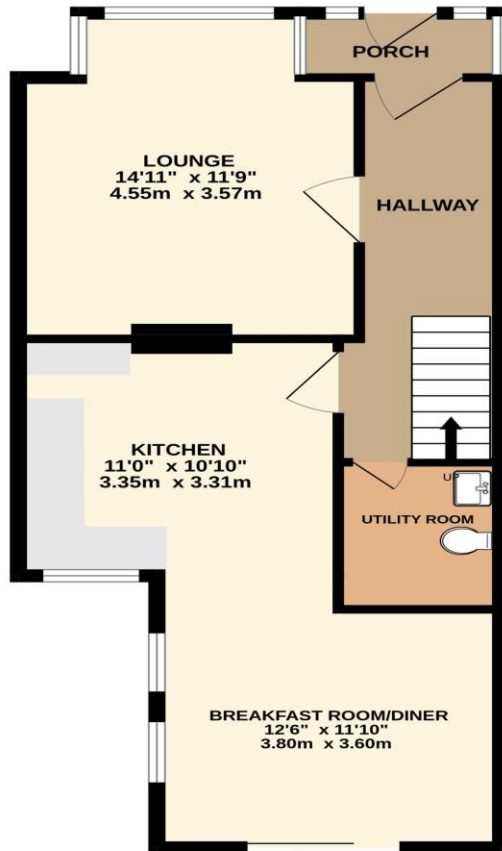
Stairs continue to the second-floor double bedroom, which benefits from an ensuite shower, toilet, and basin. The rear garden offers a sunny patio area and lawn, along with sheds and gated side access.

Tenure: Freehold
EPC rating: to be confirmed
Council Tax Banding: C

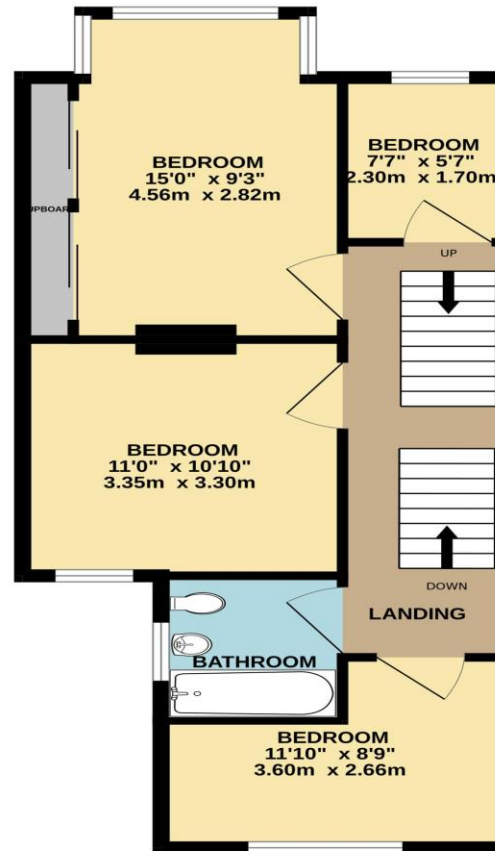




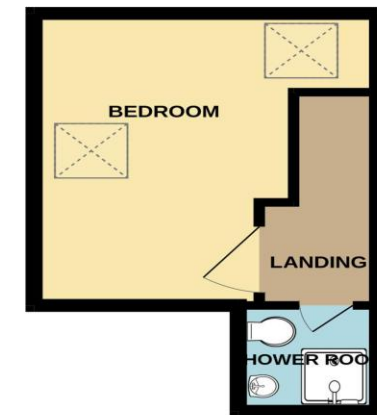
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2025

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.

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

