



Estate Agents



Auctioneers



**Ravenscourt Road, Southbourne, Bournemouth,  
Dorset, BH6 5EF**

**£525,000**

Four Bedroom Detached House | Entrance Hall | Lounge | Dining Room  
Downstairs WC | Kitchen/Breakfast Room | Four Bedrooms  
Family Bathroom | Pretty Rear Garden | Garage and Off Street Parking

A handsome 1930's built four bedroom detached house situated in a good residential location just a short walk to the popular shopping parade at Southbourne Grove and the beaches beyond. The house features double glazing, gas fired central heating, two generous reception rooms and a good sized secluded rear garden.

You enter the property from the double glazed front porch into the light and spacious hallway with doors to the principle rooms and a useful ground floor cloakroom. The 15' front reception room has a bay window and a feature fireplace, whilst the rear reception room measures 14'5 x 11' and has a rear aspect window overlooking the garden. The kitchen/breakfast room has a good range of units with work surfaces over and a door to the side driveway. Upstairs there are four good sized bedrooms, a spacious family bathroom and separate w/c.

Outside there is a gated driveway providing off street parking and a well maintained front garden; the driveway has secure double gates leading to the detached garage. The rear garden extends to approx 60' in length and is mainly laid to lawn with patio areas and flower and shrub borders.

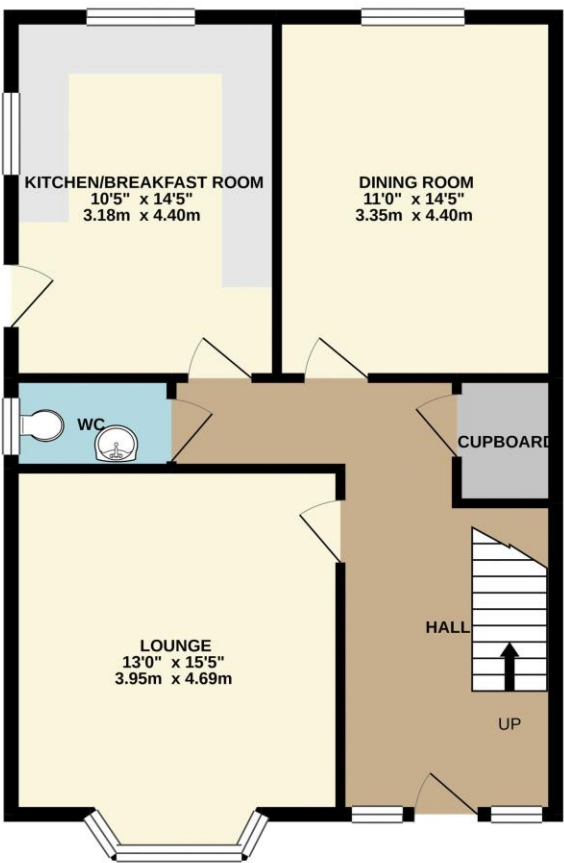
Viewing recommended.

Council Tax Band: E

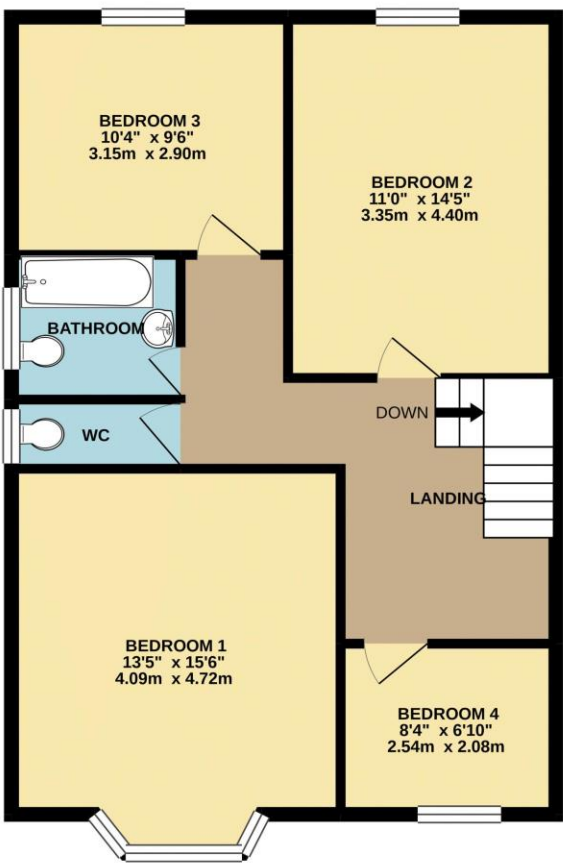
EPC Rating: Band D



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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