



**5 Southill Road, Moordown, Bournemouth BH9 1RL**  
**Guide Price £425,000 Freehold**





**\*\* VIEW OUR VIDEO TOUR - WONDERFUL FAMILY HOME \*\*** A stunningly showcased family residence nestled in the sought-after Moordown, Bournemouth. With convenient access to local amenities such as shops, schools, and bus routes, this exquisite home boasts an inviting entrance porch, hallway, a contemporary fitted kitchen, a cosy lounge, an elegant dining room, and a relaxing sitting room on the ground floor. Upstairs, three generously proportioned bedrooms and a charming family bathroom await. Outside, the property boasts a delightful private rear garden, a detached garage, and ample off-road parking. Additional features include double glazing, recently upgraded central heating, and a newly rewired electrical system. Viewing is highly recommended to fully appreciate this exceptional property.

**Entrance Hallway:**

**Kitchen:**  
2.64 x 2.48 (8'7" x 8'1")

**Lounge:**  
3.71 x 3.69 (12'2" x 12'1")

**Dining Room:**  
3.71 x 3.69 (12'2" x 12'1")

**Sitting Room:**  
3.52 x 1.74 (11'6" x 5'8")

**Master Bedroom:**  
3.69 x 3.52 (12'1" x 11'6")

**Bedroom Two:**  
3.69 x 3.52 (12'1" x 11'6")

**Bedroom Three:**  
2.51 x 2.27 (8'2" x 7'5")

**Bathroom:**

**Garage:**

**Off Road Parking:**

**Rear Garden:**

**Tenure**

Tenure: Freehold

Postcode: BH9 1RL

EPC: E (Was completed before the refurbishment)

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

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GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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**All room dimensions given above are approximate measurements**

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(68-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>			
(38-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			