



67b Irving Road, Southbourne, Dorset. BH6 5BH

£335,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A well presented two/three bedroom mid terrace house situated in this ever popular road close to local shopping and leisure facilities and Stourfield Infant and Junior Schools. The property benefits from a good sized South East facing rear garden as well as driveway parking to the front.



ENTRANCE PORCH (10' 7" X 3' 11") OR (3.22M X 1.20M)

Accessed via a UPVC opaque double glazed entrance door leading into a spacious reception area. Cupboard housing the Gas fired combination boiler with open shelving and coat hooks adjacent. Velux style roof light. Part opaque double glazed door leads into the:

ENTRANCE HALL

Cupboard housing the electric consumer unit. Stairs rise to the first floor. Multi-paned glazed door leads into the:

KITCHEN (12' 10" X 7' 7" MAX) OR (3.90M X 2.30M MAX)

Fitted with a good range of base and wall mounted High Grey Gloss handle less units with areas of work surface over. Inset composite one and half bowl Rangemaster sink with pewter swan neck mixer tap over and drainer adjacent. Inset four burner Gas hob with fan assisted oven beneath and filter extractor canopy over with lighting. Ceiling light point, part tiled walls and tiled splash back. Recess for tall standing fridge/freezer. Large under stairs open storage area currently used as a pantry/larder area. Space and plumbing for slimline dishwasher and automatic washing machine. Door to:

LIVING ROOM (11' 5" X 10' 9") OR (3.47M X 3.28M)

A wonderfully bright and deceptively spacious reception room with focal point wood burning stove with slate tiled hearth and painted timber mantel over. Provision for wall hung television, feature panelled wall, ceiling light point, squared archway then leads through to the:

DINING ROOM (7' 10" X 9' 9") OR (2.40M X 2.97M)

Flooded with natural light via a large Velux style roof light with a UPVC double glazed window overlooking the rear garden and a set of UPVC double glazed doors leading to the same.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Shallow cupboard on landing suitable for linen and towels, access to all first floor rooms and door to stairwell to second floor.

BEDROOM 2 (9' 9" X 7' 10") OR (2.96M X 2.38M)

plus recess for wardrobe. Large UPVC double glazed window to rear garden, focal point fireplace, ceiling light point, recess for double wardrobe.

BEDROOM 3/STUDY (9' 10" MAX X 6' 2" MAX) OR (3.0M MAX X 1.89M MAX)

Maximum measurements due to stairwell void and narrowing in the main part to 1.54m. Ideally suited to a Nursery or Study with UPVC double glazed window to front, ceiling light point and wall mounted panelled radiator.

BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with mixer tap and independent rainforest shower head and personal hand shower attachment adjacent, inset wash hand basin with vanity unit beneath and low level flush WC. Focal point recessed fireplace, ceiling light point, UPVC opaque double glazed window to front.

FROM THE LANDING STAIRS RISE TO THE:

MASTER BEDROOM (15' 5" MAX X 10' 9" MAX) OR (4.69M MAX X 3.28M MAX)

Recessed storage space creatively turned into hanging wardrobes, large box bay UPVC double glazed window to rear, Velux style roof light to front, ceiling light point, provision for wall hung television.

OUTSIDE

There ear garden is a fantastic feature of the property being of generous size with a good sized area of paved patio immediately abutting the property extending onto a good sized area of lawn and enclosed by timber fencing.

THE APPROACH

Laid to attractive stone chippings providing off road parking for one vehicle, paved pathway leads to the front door. Wall light point.

DIRECTIONAL NOTE

Proceed toward Christchurch on the A337 and take the second turning at the Fountain roundabout onto Sopers Lane. At the next roundabout take the first exit and cross the river and take the third exit at the next roundabout onto Tuckton Road. Take the right hand turn into Cranleigh Road and proceed for about half a mile before turning left into Irving Road. Cross over the junction with Burleigh Road and proceed again onto Irving Road where the property will be found on the left hand side and numbered. What Three Words: thanks.stroke.dimes

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

AGENTS NOTE

Please note that the vendor of this property is related to a member of staff at Ross Nicholas and Company.



BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is D66



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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