



£520,000

18 Gordon Road, Bournemouth, BH1 4DW



SAXE COBURG™

Property Experts







Property Description

Saxe Coburg are delighted to bring to the market this exceptional semi-detached house, which is situated in an ideal location with easy access to Bournemouth and Boscombe, offering a vast array of local shops, restaurants, amenities, and recreational facilities. You are also just a 10 minute walk from the award winning stretch of sandy beach.

This stunning home offers spacious accommodation over two floors. The heart of the home is the impressive open-plan kitchen/dining room, which is ideal for entertaining and has direct access to the private and secluded rear garden which is a perfect sun trap. Additionally, on the ground floor, there is a cosy bay-fronted living room, a double bedroom, and a downstairs shower room. On the first floor, there are three further double bedrooms, with the master bedroom featuring a refitted shower room, as well as an additional family bathroom.

Further benefits include a driveway with off-road parking for several cars, double glazing, gas central heating, and the fact that it is being offered to the market with no onward chain. This property is currently being used for holiday lets and has been incredibly popular, with regular bookings, making it a fantastic investment opportunity. The current annual income is circa £50,000 per annum but could be higher with more focus on converting the volume of organic enquiries into bookings. Alternatively, this would make an ideal family home for someone seeking generous living accommodation in a turnkey property in a highly convenient location.

To fully appreciate everything that is on offer here and to avoid disappointment, an internal viewing is considered essential.

FEATURES & SPECIFICATIONS

- STUNNING SEMI-DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- COMPLETELY REFURBISHED THROUGHOUT
- BEAUTIFUL OPEN PLAN KITCHEN / DINING ROOM
- PRIVATE AND SECLUDED REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN
- EN-SUITE TO MASTER BEDROOM PLUS TWO ADDITIONAL BATHROOMS
- FANTASTIC INVESTMENT OPPORTUNITY OR FAMILY HOME
- SITUATED IN A CONVINIENT LOCATION

Approximate Gross Internal Area 1592 sq ft - 148 sq m
Ground Floor Area 871 sq ft – 81 sq m
First Floor Area 721 sq ft – 67 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(102 plus) A			
(81-101) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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