



41 Southwick Road, Bournemouth

Guide Price £560,000



Guide Price £560,000 – £570,000 Welcome Homes are delighted to introduce this stunning semi-detached house on Southwick Road BH6. With a large extension to the rear and side elevation, this property boasts an immaculate finish throughout, complete with underfloor heating in key areas and a Sonos sound system in the kitchen/dining room. With four double bedrooms, one bathroom, one en-suite, and two downstairs W/Cs, this ultra-modern property spans 1699 Sq.Ft.

Complimented by a large private rear garden and a driveway with off-road parking for two vehicles, this home is perfect for families or those who love to entertain.

Located within 2 miles of Southbourne's award-winning beach and popular high street, minute to JP Morgan, Bournemouth Hospital, and Pokesdown train station, this property is perfectly situated for easy access to Bournemouth, Christchurch, and Poole via the nearby A338.

In addition to its close proximity to shops and amenities, this home is nestled in a sought-after school catchment area, making it the ideal choice for families. An opportunity not to be missed, viewing comes highly recommended to appreciate the accommodation on offer. Don't miss your chance to own this fantastic property in the desirable area of Southbourne.

Council tax Band: C

EPC Rating: C

Additional information:

Tenure: Freehold

Parking: Driveway

Utilities: Mains Electricity/Gas/Water/Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: For more information refer to gov.uk, check long term flood risk

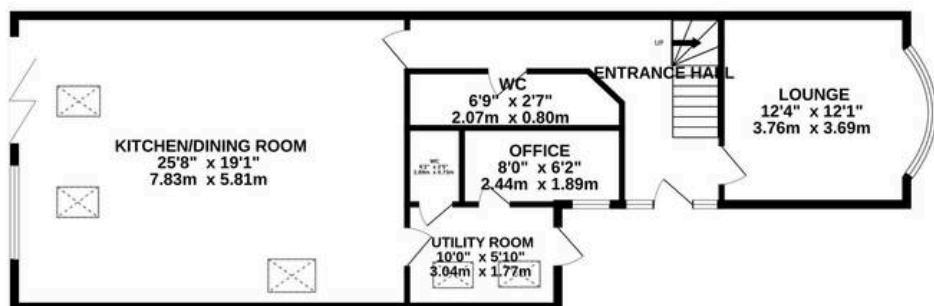
IMPORTANT NOTE:

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural

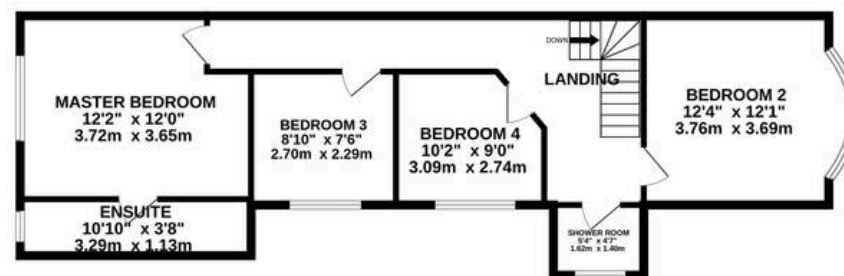




GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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Welcome Homes

2a Castle Parade, Bournemouth – BH7 6SH

01202
055487 • hello@welcomehomesproperty.com • www.welcomehomesproperty.com

