



20 Elise Close, Bournemouth



Welcome Homes are delighted to offer for sale this three bedroom semi detached property located in the popular area of Littledown, BH7. The property benefits from a kitchen/diner, driveway and garage and private garden.

On entering the property the lounge is located to the front elevation with feature fireplace and bay window. There is a useful understairs storage cupboard. The kitchen/diner is to the rear elevation. The kitchen benefits from a range of units to eye and base levels with worktop surface over. There is a sink with drainer unit, oven with extractor fan above, integrated fridge freezer and tiled splashback. There are two windows to the rear elevation and a door leading out onto the garden.

Upstairs there are three bedrooms, two doubles and a single. There is also a main bathroom with shower over bath, wash hand basin and low level WC.

Outside the garden is predominately laid to lawn with a paved patio area and enclosed by panel fencing.

There is a tarmac drive and garage with up and over door.

Situated in a cul-de-sac location with property is 3.7 miles away from Southbourne, with its award-winning blue flag beaches. Littledown Sports Centre, less than a quarter of a mile away, provides access to sports facilities and playing fields. There is access out onto the A338 and The Royal Bournemouth Hospital and JP Morgan are all within half a mile.

Council tax band: D

EPC rating: D

Additional information:

Tenure: Freehold

Parking: Driveway & Garage

Utilities: Mains Electricity/Gas/Water/Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

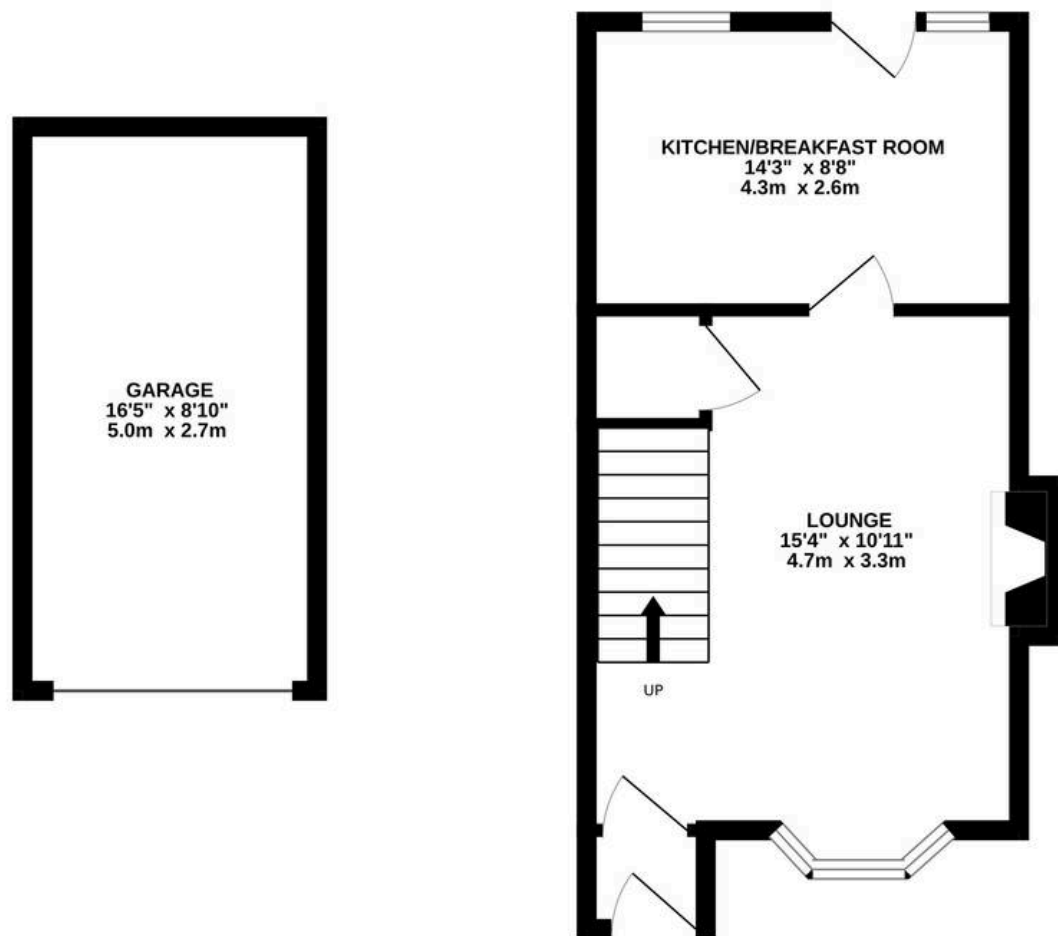
Flood Risk: For more information refer to gov.uk, check long term flood risk

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

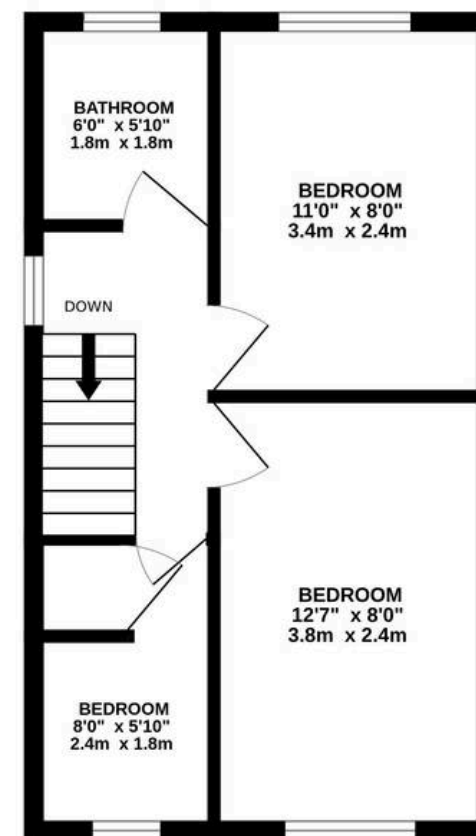




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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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