

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**5 Southill Road, Moordown**

Bournemouth

Offers Over **£400,000**

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## 5 Southhill Road

Moordown, Bournemouth

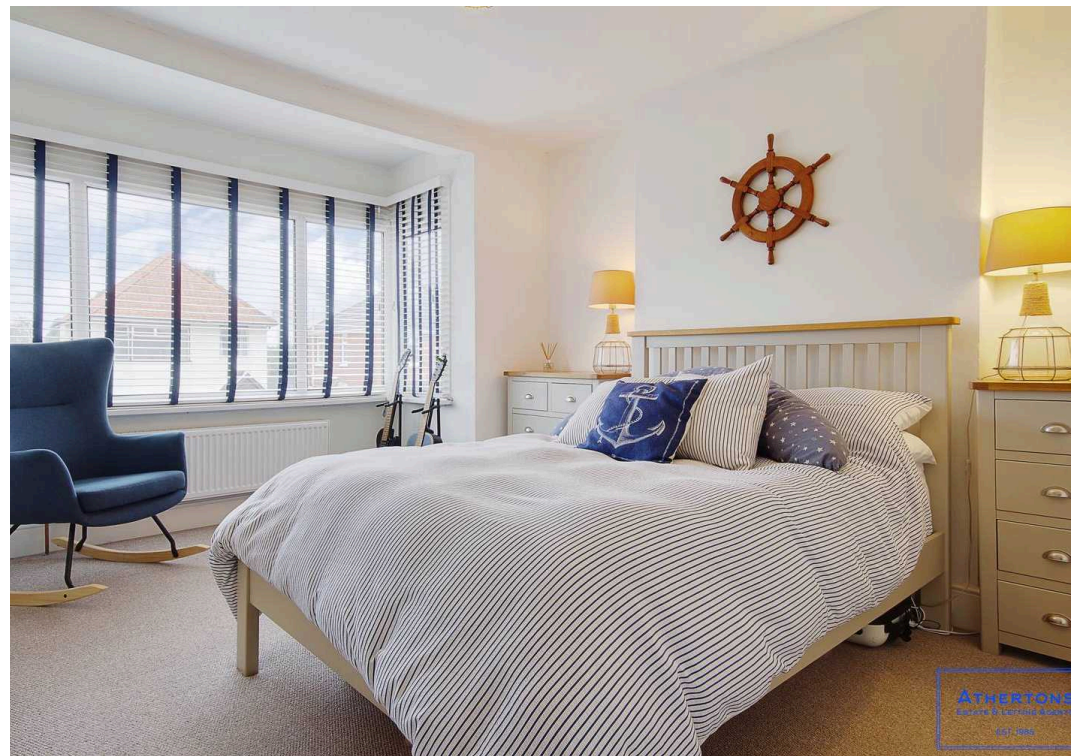
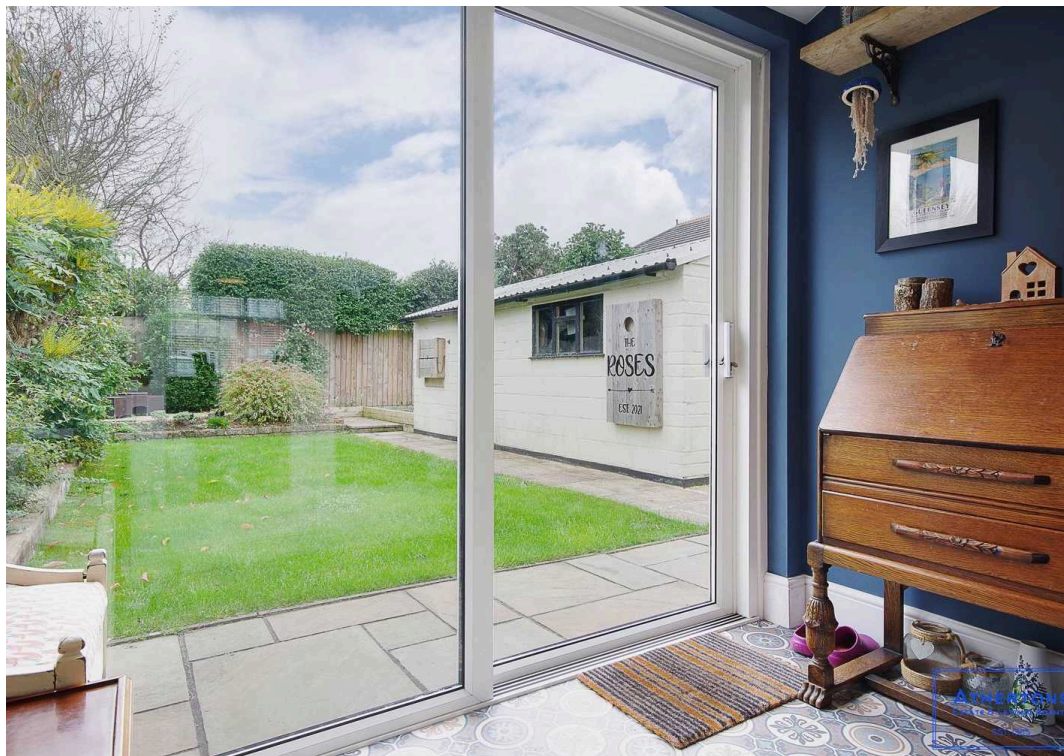
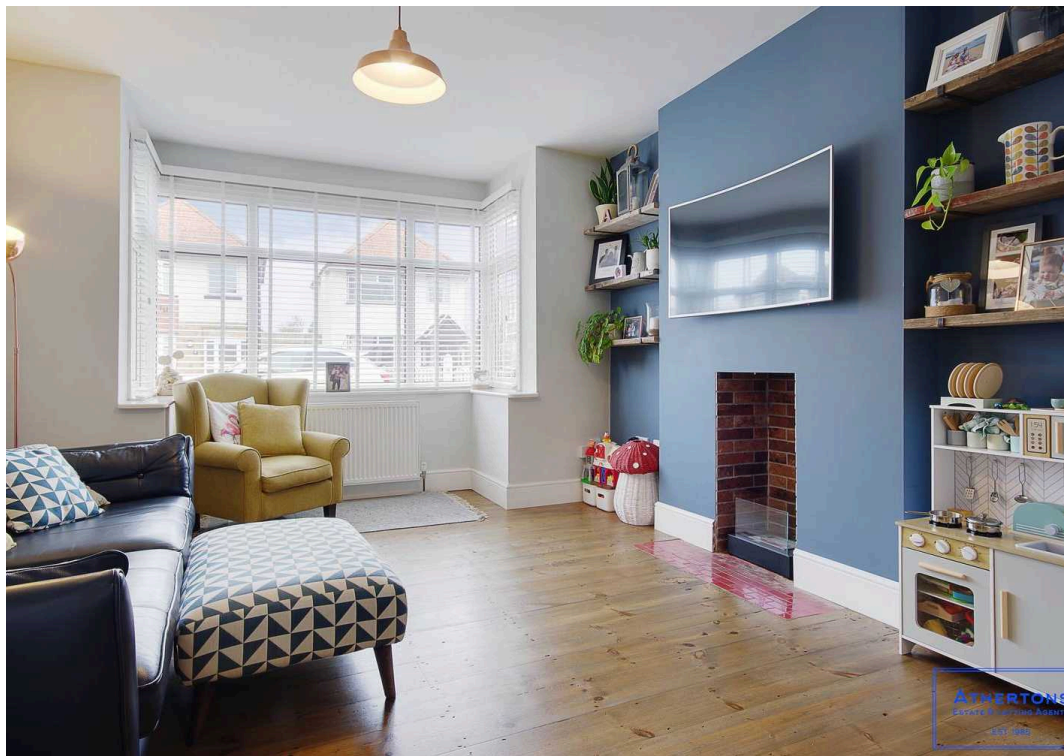
**STUNNING FAMILY HOME - PROCEEDABLE VIEWINGS ONLY AS THE VENDORS ARE SUITED -** A stunningly showcased family residence in the sought-after Moordown, Bournemouth. With convenient access to local amenities such as shops, schools, and bus routes, this exquisite home boasts an inviting entrance porch, 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. 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 appreciate this exceptional property fully.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

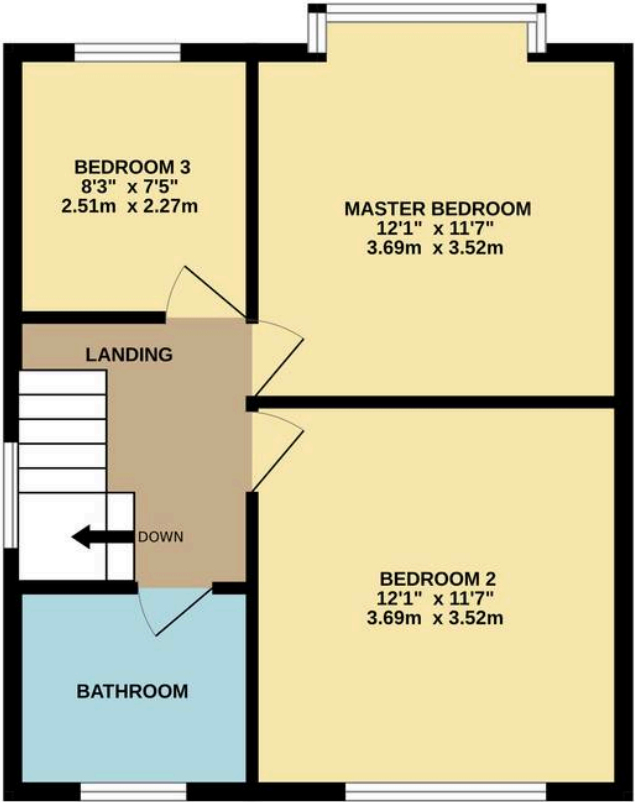




GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

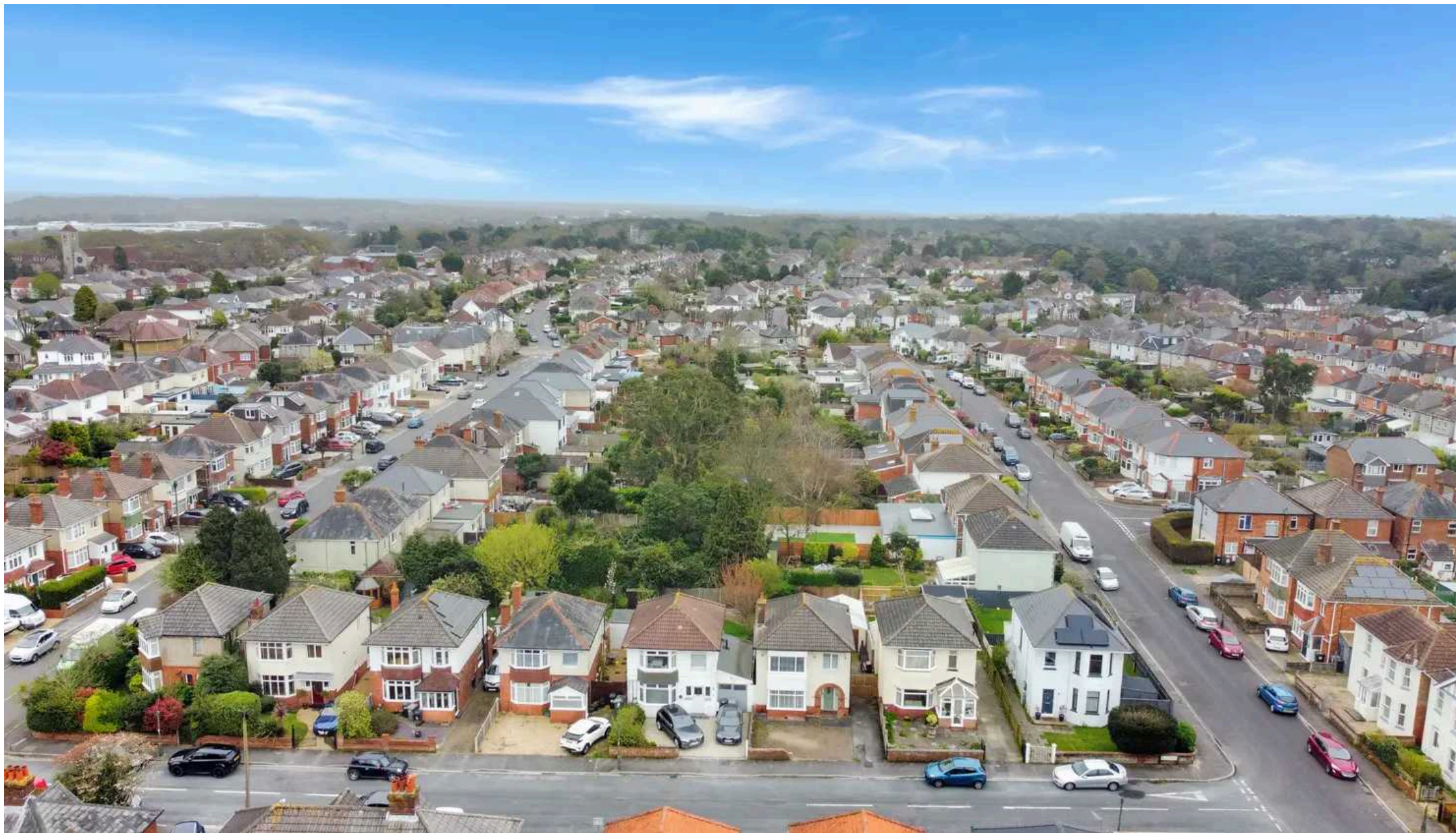


1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



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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## Athertons Estate & Letting Agents

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