

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 contract, all measurements are approximate.

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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Ground Floor First Floor



Shelley Road, Bournemouth
Approximate Gross Internal Area = 83.6 sq m / 900 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 1.6 sq m / 17 sq ft
Total = 85.2 sq m / 917 sq ft

FLOOR PLAN



65 Shelley Road East
Bournemouth, BH7 6HA, Price Guide £375,000

MAIN FEATURES

- Three Bedroom Semi-Detached House
- Superb Family Home
- Enclosed Low Maintenance Rear Garden
- Well Presented Throughout
- Driveway Parking
- Double Glazing & Central Heating
- No Forward Chain
- Council Tax Band - B
- Separate Kitchen
- Two Reception Rooms

Area

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

About this property

A fantastic opportunity to purchase this well-presented three bedroom semi-detached house with off road parking and substantial rear garden.

Stepping into the property you are greeted by the impressive high ceilings and welcoming entrance hallway, an under stair storage cupboard offers plenty of room for storage, there are two reception rooms that provide well-defined areas for both eating and relaxing and stairs leading to the first floor landing. To the rear you will find the separate well appointed kitchen which benefits from generous workspace, dual aspect windows, cupboard storage as well as direct garden access.

Description Continued

Sleeping accommodation is found on the first floor and consists of two double bedrooms and a well-proportioned third bedroom. The master bedroom is notably impressive and benefits from a rear aspect window and plentiful space for bedroom furniture and storage. The bedrooms are served by the modern family four piece bathroom suite that boasts a large walk-in shower and separate bath. There is a window in the bathroom for additional light.

Outside the property benefits from a well-maintained, fully enclosed rear garden that has been cleverly configured to incorporate multiple seating/lounging areas making the space perfect for alfresco dining and entertaining in the summer months. There is a shed to remain at the rear and separate patio area. You can access the rear garden from the front of the property using the side access via timber gate.

Well-presented throughout a viewing is highly recommended to appreciate all this property has to offer. Contact Lovett Estate Agents to schedule your viewing appointment.

Tenure

- Tenure: Freehold
- Tax Band: B
- No Forward Chain



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Price Guide £375,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		64	
(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	

