



Estate Agents



Auctioneers

Cleveland Road, Bournemouth, Dorset, BH1 4QB

Guide Price £300,000 – Freehold

**Two Bedroom Terraced House | Porch | Sitting Room | Family Room | Open Plan Kitchen Dining Room
Three Piece Family Bathroom Suite | Large Rear Garden | Freehold | Driveway Parking | Well Presented Throughout
Ideal First Time Purchase | Close To Town Centre | Within Short Drive To Beach**

A very well-presented two-bedroom terraced house in the popular residential location of Cleveland Road, Bournemouth. Offering easy access to the town centre, where you will find a wide range of shops, restaurants, bars, cafés, entertainment venues, and many other amenities. The award-winning sandy beaches and Boscombe Pier are located about a 20-minute walk from the property, providing easy access to the seafront, promenade walks, cafés, and leisure facilities. Additionally, the beautiful Boscombe Chine Gardens are nearby, and there is a pleasant walking path to reach them. Bournemouth train station is also easily accessible.

Upon entering the property, there is a porch which leads to the front door and into the front sitting room, featuring high-quality laminate flooring and overlooking the front of the house. Beyond this is the impressive open-plan family room, which leads into the kitchen/dining area—truly a fantastic entertaining space. There are ample storage units and worktop space, an integrated oven with overhead extractor fan, space for an under-counter dishwasher, and a sink overlooking the garden. Additional ground-floor benefits include under-stairs storage cupboards, ideal for coats and shoes.

The first floor comprises two good-sized double bedrooms, both in good decorative order. There is also a modern three-piece bathroom suite, partially tiled and neutrally decorated, featuring a bathtub with overhead shower attachment, glass screen, WC, heated towel rail, and basin with vanity unit. A skylight provides natural light and ventilation. Further benefits include gas central heating and double glazing.

Outside – The impressive rear garden is ideal for a young family, comprising two raised decking areas with the remainder laid to lawn. The size and aspect allow for plenty of sun, and there is potential to create an outbuilding at the rear, as neighbouring properties have done. The front of the property benefits from a paved driveway providing off-road parking. Early viewing is highly recommended to fully appreciate the space, layout, and potential this home has to offer.

Tenure: Freehold

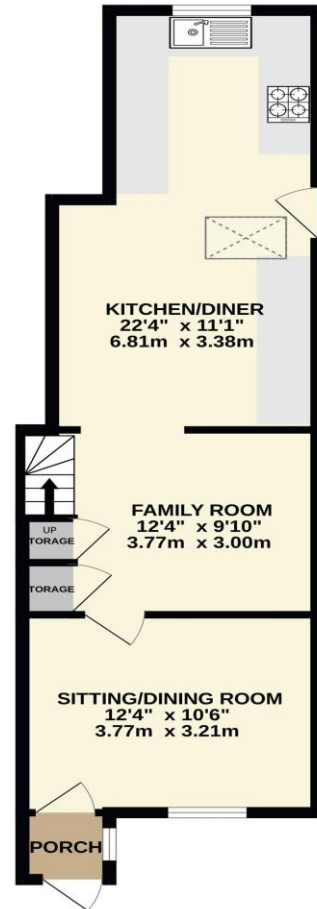
Council Tax Banding: B

EPC Rating: to be confirmed

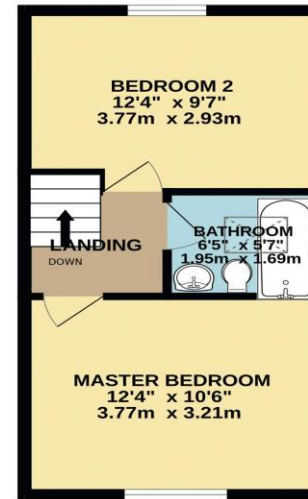




GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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