Estate Agents RICHARD GODSELL Est.1928 Auctioneers

Fenton Road, Southbourne, Bournemouth, Dorset, BH6 5BS
Guide Price £435,000 – Freehold

Three-Bedroom Semi-Detached House | Hallway | Lounge | Kitchen/Diner | Conservatory | Three-Piece Bathroom Suite
Private Rear Garden | Sought-After Location | Close To Local Shops & Amenities
Within Easy Reach Of Award-Winning Beaches | Ideal Family Home

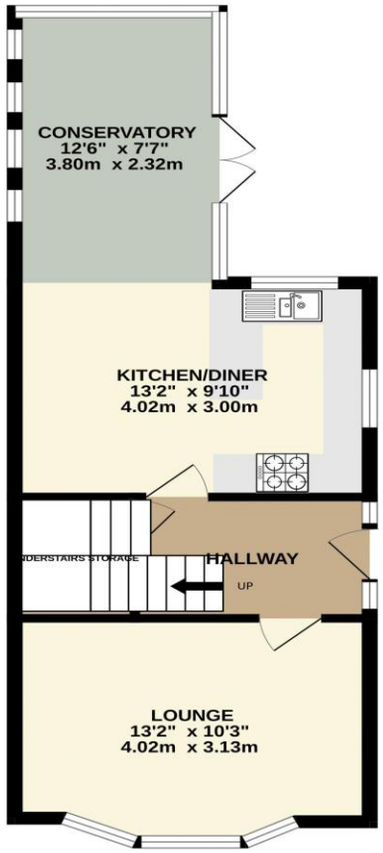
A beautifully presented three-bedroom semi-detached family home, situated in the highly sought-after location of Fenton Road, Southbourne. Ideally positioned within easy reach of Southbourne Grove, the property enjoys convenient access to an excellent selection of independent shops, cafés, restaurants, bars and a wide range of local amenities. Award-winning Blue Flag sandy beaches are also nearby, along with well-regarded schools, making this an ideal home for families. Upon entering the property, you are welcomed by a spacious entrance hallway with doors leading to all principal rooms.

To the front of the home is a bright and inviting lounge featuring a charming bay window overlooking the front garden, creating the perfect space to relax throughout the day. To the rear of the property is a modern kitchen/dining room, offering ample worktop and cupboard space, an integrated oven with gas hob and extractor fan, and under-counter space for a dishwasher, washing machine, fridge and freezer. The dining area flows seamlessly into the conservatory, with French doors opening onto the rear garden, creating a wonderful sense of open-plan living and an ideal space for entertaining. Completing the ground floor is a generous understairs storage cupboard, perfect for coats and shoes, with the potential to be converted into a downstairs WC, subject to any necessary consents. The first floor comprises three well-proportioned bedrooms, two of which are spacious doubles. The principal bedroom benefits from a built-in wardrobe and an attractive bay window, allowing plenty of natural light to fill the room. The third bedroom is a generous single, making it ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a neutral three-piece suite comprising a panel-enclosed bath with shower over, wash hand basin, WC and a heated towel rail.

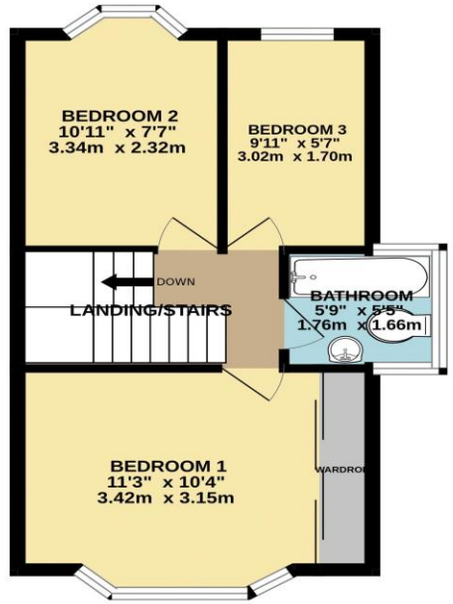
Outside, the rear garden is predominantly laid to lawn and bordered by mature shrubs and panel fencing, providing a pleasant outdoor space to enjoy. There is a useful storage shed at the end of the garden, along with convenient side access. To the front of the property is a low-maintenance paved garden enclosed by an attractive brick wall.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 52 | E

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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