



Estate Agents



Auctioneers

# Carlyle Road, Southbourne, Bournemouth, Dorset, BH6 5QN

## Offers In Excess Of £400,000 – Freehold

**Three Bedroom Semi Detached House | Porch | Hallway | Lounge | Dining Room | Kitchen | Landing | Three Bedrooms  
Bathroom & Wc | Parking & Driveway (Space for Garage) 100ft Rear Garden | No Chain**

A rarely available three-bedroom semi-detached character home offering excellent potential to extend, subject to the necessary planning permissions, quietly situated and ideally positioned close to Stourfield School and within a short walk of the local shops at Iford and Tuckton. The property is well located for commuting into Bournemouth via the A338 and is conveniently placed for amenities including Tesco Extra Supermarket, Bournemouth Hospital and Castlepoint Shopping Centre. The accommodation benefits from gas central heating, double glazing and a retiled roof. Inside, there are two reception rooms, three well-proportioned bedrooms, a modern bathroom with a separate cloakroom, multiple parking spaces and a driveway. The property has been redecorated throughout and fitted with new carpets, making it ready for immediate occupation. A particular feature is the fabulous 100ft rear garden.

The property is entered via a porch leading into a welcoming hallway with stairs to the first floor and a useful under-stairs storage cupboard. To the front of the house is a cosy lounge with bay window and fireplace, while to the rear is a dining room, again with a fireplace and a window overlooking the garden. The kitchen is fitted with modern units and provides space for a cooker and fridge, with a door and window opening onto the rear garden. The rear of the property offers excellent potential to extend and create a large open-plan kitchen and dining area, subject to planning permission.

On the first floor there are two genuine double bedrooms, a good-sized single bedroom and a modern bathroom fitted with a bath, shower and basin, complemented by a separate cloakroom. There is access to loft space from the landing.

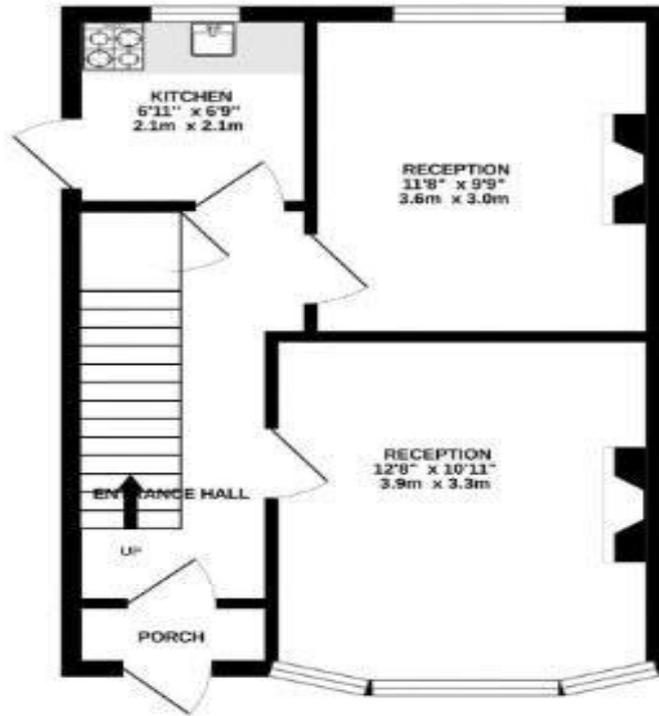
Externally, the property offers parking for several vehicles to the front with a driveway to the side, providing potential for a garage if required. To the rear is a superb and rarely available 100ft garden enjoying a sunny westerly aspect, with a large patio area and an extensive lawn.

Tenure: Freehold  
EPC Rating: 53 | E  
Council Tax Banding: C

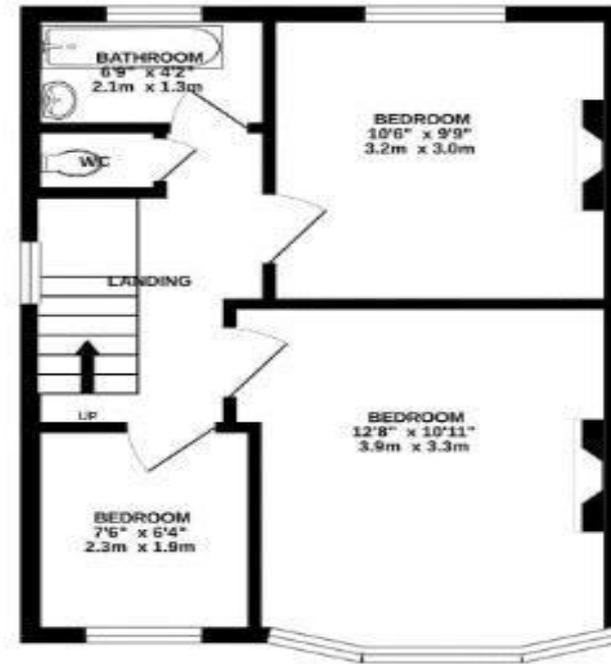




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.  
Made with Smartplan 6/2002

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

