



£800,000

6 Penrith Road, Bournemouth, BH5 1LT



SAXE COBURG™

Property Experts







Nestled on the desirable Penrith Road in Boscombe Manor, this substantial detached house offers an impressive 2,183 square feet of living space, perfect for families seeking comfort and convenience. With four generously sized double bedrooms, this home provides ample room for relaxation and privacy. The property boasts four reception rooms, including a delightful conservatory that invites natural light and offers a serene space to unwind.

The two well-appointed bathrooms ensure that morning routines run smoothly, while the utility room adds practicality to daily living. The property is further enhanced by an in-and-out driveway, providing parking for up to five vehicles, along with a double tandem garage for additional storage or vehicle accommodation.

Situated within walking distance to the vibrant Southbourne and Boscombe high streets, residents will enjoy easy access to a variety of shops, cafes, and amenities. For those who appreciate the beauty of nature, the clifftop is approximately 320 metres away, offering stunning views and a perfect spot for leisurely walks.

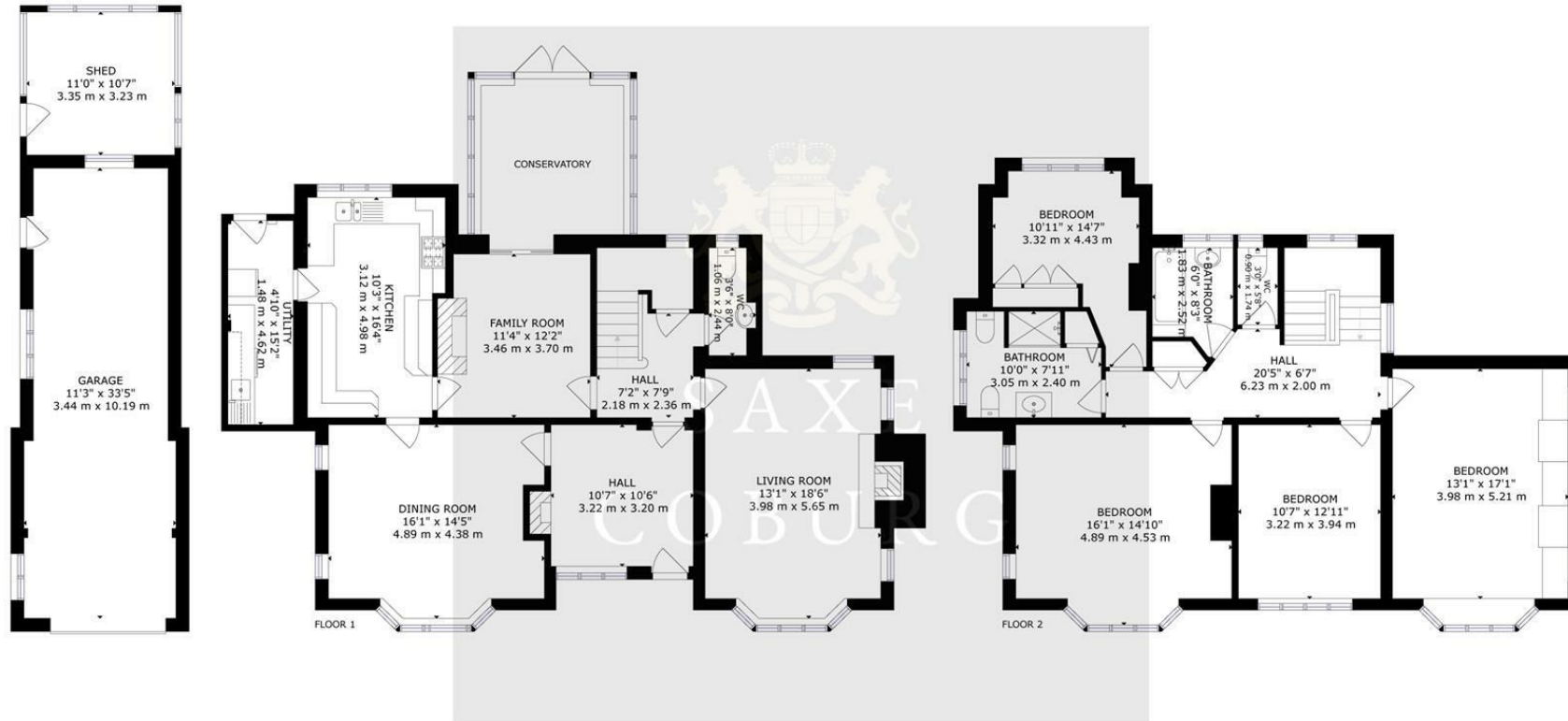
This home is an ideal choice for those looking for a spacious and versatile property in a sought-after location. With its blend of comfort, convenience, and proximity to the coast, this detached house is a rare find in Bournemouth.

N.B: Under Section 21 of the 1979 Estate Agency Act we declare that the Vendor is connected with Saxe Coburg Estate Agents Ltd,



FEATURES & SPECIFICATIONS

- Substantial detached house
- Double tandem garage
- In and out driveway
- 3 reception rooms
- Conservatory included
- 4 double bedrooms
- 2 modern bathrooms
- Utility room available
- Near Southbourne shops
- 320m to clifftop



GROSS INTERNAL AREA
 FLOOR 1: 1117 sq.ft, 104 m², FLOOR 2: 1066 sq.ft, 99 m²
 EXCLUDED AREAS: GARAGE: 351 sq.ft, 33 m², SHED: 117 sq.ft, 11 m²
 TOTAL: 2183 sq.ft, 203 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 contract, all measurements are approximate.

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 integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-80) C			
(55-68) D				(05-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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