



Estate Agents



Auctioneers

Colville Road, Pokesdown, Bournemouth, Dorset, BH5 2AG

Offers In The Region Of £525,000 – Freehold

**Extended Four-Bedroom Character Detached House | Porch | Hallway | Lounge | Dining Room | Breakfast Room | Kitchen
Ground Floor Bathroom | Landing | Four Bedrooms | Bathroom | Driveway Parking | Rear Garden | Corner Plot**

A spacious four-bedroom, two-bathroom extended detached period house built in 1904 set on a bold corner plot in this convenient location, just a short walk from the local shops at Pokesdown and Southbourne and very close to the renowned Health Sciences University. The property benefits from double glazing, gas central heating, two separate reception rooms, a breakfast room, kitchen, ground-floor bathroom, four first-floor bedrooms, a first-floor bathroom, off-road parking and a large rear garden. The property does now require some updating but will be a fantastic family home once again. Viewing is recommended. Sole Agents.

Enter via the porch into the spacious hallway, with staircase to the first floor, some lovely original character features and doors to the main rooms. To the front aspect is the 15ft lounge with bay window. To the rear is the separate double-aspect dining room with French doors leading to the garden. There is then a further breakfast room leading to the kitchen at the rear, with sliding patio doors to the garden, together with a ground-floor bathroom.

Upstairs from the landing are four bedrooms, comprising two large doubles, a smaller double and a single room, plus a bathroom with a four-piece suite comprising bath, shower, WC and basin. To the front, a driveway provides parking for two/three cars, with double gates giving access to the rear garden. The good-sized rear garden features patio and lawn areas, along with a hardstanding area and a large composite summer house with electricity, providing an ideal space for working from home, a home office or additional hobby space.

With its generous accommodation, good-sized plot and convenient location, this property offers an excellent opportunity for those looking to create a fantastic family home. Contact us today to arrange your viewing and appreciate the space and potential this property has to offer.

Tenure: Freehold

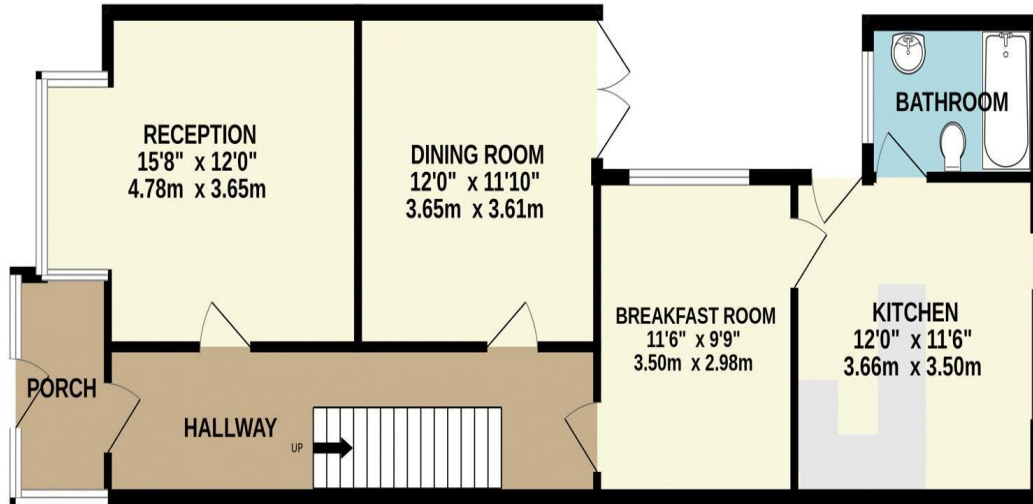
Council Tax Banding: 57 | D

EPC Rating: to be confirmed

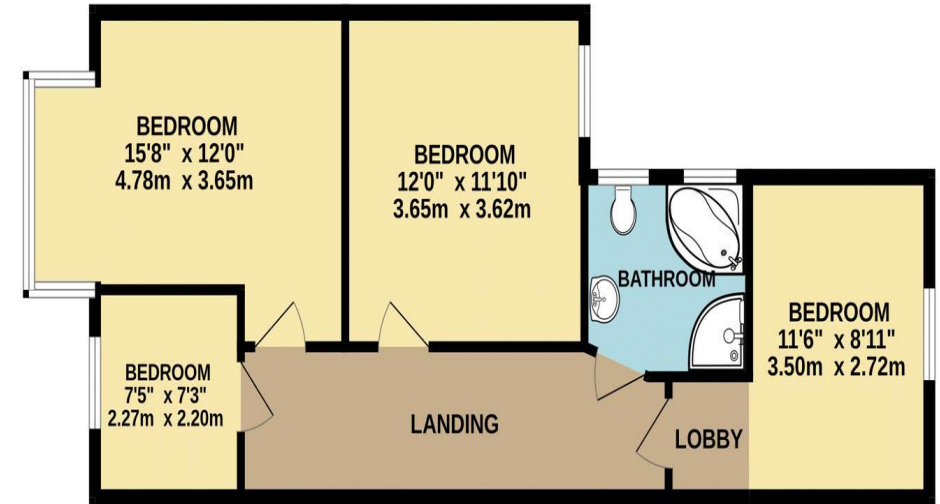




GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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