



Estate Agents



Auctioneers

Tuckton Road, Tuckton, Bournemouth, Dorset, BH6 3JZ

Guide Price £550,000 – Freehold

**Character Three Bedroom Detached House | Hallway | Lounge | Open Plan Kitchen/Diner | Landing
Three Bedrooms | Modern Bathroom | Front & Rear Gardens | Rear Access with Parking**

A spacious and well-presented three-bedroom detached house, ideally situated in a convenient location close to the local shops and amenities of Tuckton, picturesque riverside walks along the River Stour, and the popular coastal and market towns of Southbourne and Christchurch.

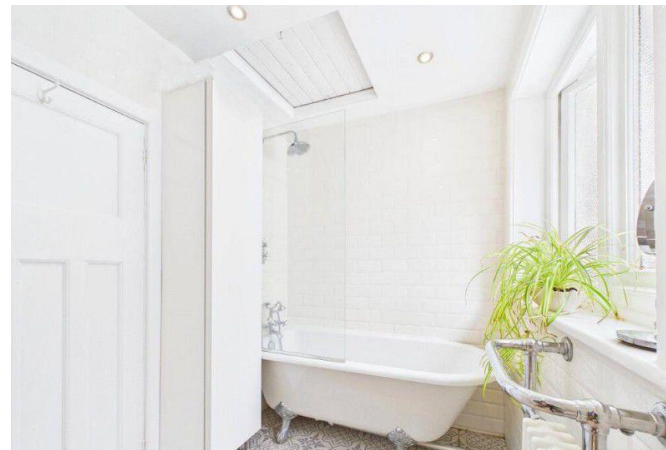
The property offers well-proportioned accommodation throughout and benefits from UPVC double glazing and gas central heating. Features include a generous 18' reception room, an impressive 21' x 15' open-plan kitchen/diner, three good-sized bedrooms, a modern family bathroom, and a well-maintained rear garden with gated vehicular access providing off-street parking for one car. An internal viewing is highly recommended. On entering the property via the side entrance, you are welcomed by a spacious hallway with stairs rising to the first floor. A bay window and French doors provide an attractive outlook and direct access to the rear garden. To the front of the property is the spacious 18' reception room, featuring attractive stripped wood floorboards. The impressive double-aspect 21' x 15' open-plan kitchen/diner provides an excellent space for both everyday living and entertaining. The kitchen is fitted with a modern range of wall and base units, complemented by contrasting work surfaces and a useful breakfast bar.

Upstairs, there are three well-proportioned bedrooms, together with a stylish family bathroom. The bathroom is fitted with a bath and shower over, WC and wash hand basin, complemented by contemporary tiling. Outside, the front garden is mainly laid to lawn with a pathway providing access to the property. The attractive rear garden features a generous decked seating area and lawn, offering an ideal space for outdoor dining and relaxation. Gated rear access leads to off-street parking for one vehicle, while a garden shed provides useful additional storage. Early viewing is strongly recommended to fully appreciate the space, presentation and convenient location this attractive detached home has to offer.

Contact us today to arrange your viewing and avoid missing out on this excellent opportunity.

Council Tax Band: D
EPC Rating: 63 | D

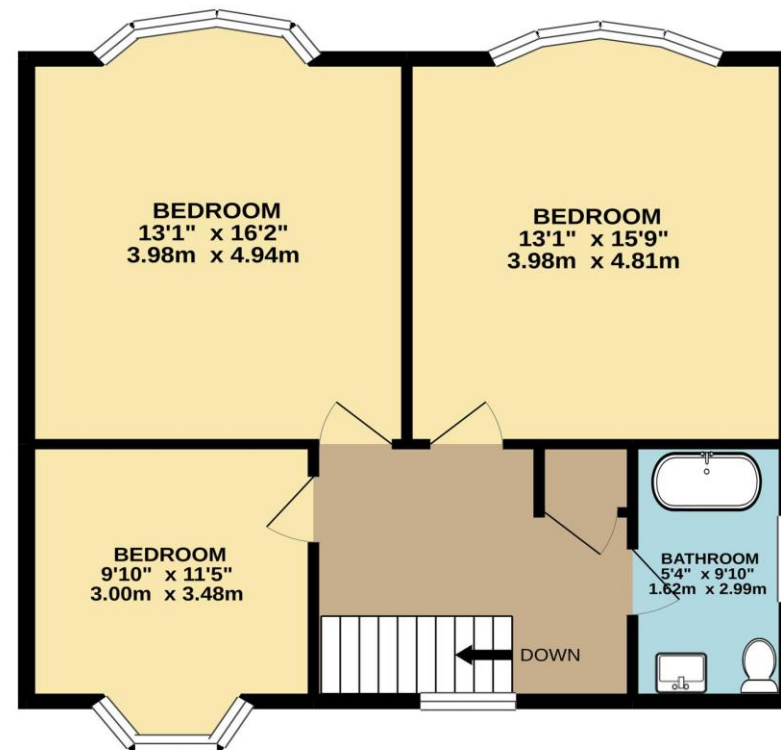




GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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