



Estate Agents



Auctioneers

191 Seafield Road, Southbourne, Bournemouth, Dorset, BH6 5LJ

Guide Price £400,000 – Freehold

Three-Bedroom Semi Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen | Landing | Three Bedrooms Bathroom | Front & Rear Gardens | No Chain

A fantastic opportunity to purchase a three-bedroom semi-detached family home, ideally situated in a popular residential area of Iford, just a short walk from the picturesque Iford Playing Fields and scenic riverside walks along the River Stour. The location is ideal for families, with local shops and amenities available in Iford and Tuckton, alongside the nearby Stourfield Junior School. Owned by the same family for nearly 70 years, this much-loved home offers excellent potential for buyers looking to modernise and create a home to suit their own tastes and requirements. The property benefits from double glazing, radiator heating with a electric boiler, two separate reception rooms, a fitted kitchen, three bedrooms, a shower room, and a generous rear garden.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation and stairs leading to the first floor. There are two separate reception rooms, comprising a front-facing dining room with an attractive bay window and a rear lounge with sliding patio doors opening onto the garden, creating a lovely connection between the living space and outdoors.

The kitchen is fitted with a range of wall and base units, with a side-facing window and a door providing access to the rear garden. Upstairs, the landing leads to three bedrooms, including two generous double bedrooms and a good-sized single bedroom. A shower room completes the accommodation, comprising a walk-in shower, WC and wash basin.

To the front, a driveway provides off-road parking for one small vehicle/motor bike, with gated side access leading to the rear garden. Extending to approximately 40 feet, the rear garden features a lawn and established shrub borders. Enjoying a sunny and secluded aspect, it offers excellent potential for landscaping and outdoor entertaining.

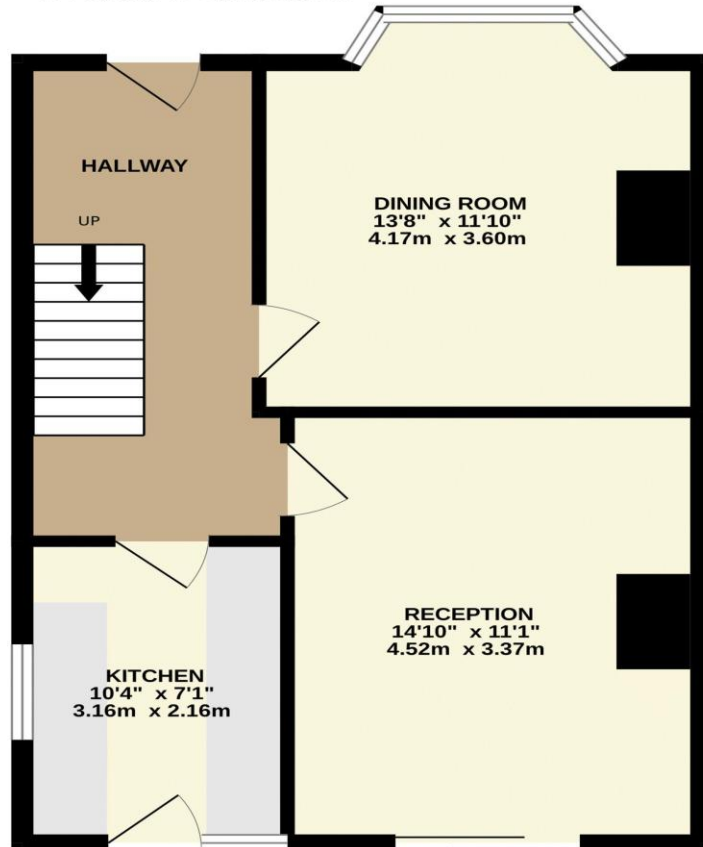
Offered for sale at an attractive price, this property represents an excellent opportunity for buyers seeking a family home with scope to modernise and add their own personal touch. Early viewing is highly recommended.

Tenure Freehold
EPC Rating: 34 | F
Council Tax Banding: C

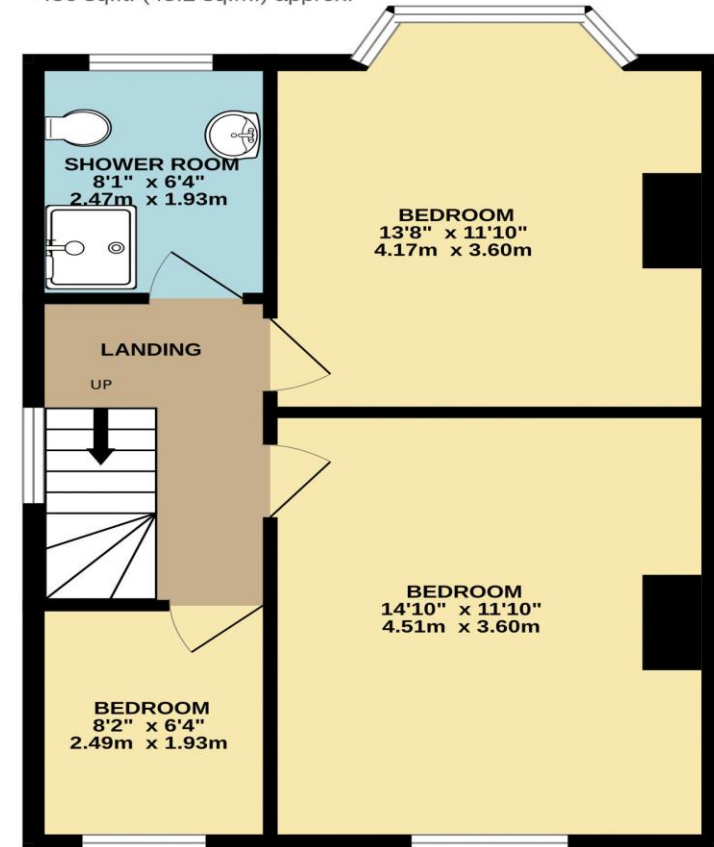




GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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