



Estate Agents



Auctioneers

# **Saxonbury Road, Tuckton, Bournemouth, BH6 5NB**

## **Guide Price £275,000 – Leasehold**

**Two Bedroom Ground Floor Flat | Hallway | Living / Dining Room | Kitchen | Shower Room | Separate W.C | Private Garden  
Garage | Parking | No Onward Chain | Long Lease | Close To Local Shops | Easy Access To Award Winning Beaches**

Offered to the market with no onward chain, this spacious two-bedroom ground floor flat is ideally positioned within easy reach of Tuckton High Street, offering a good selection of shops, cafés and everyday amenities. The property is also conveniently located close to the River Stour, providing opportunities for pleasant riverside walks. The historic market town of Christchurch is also within easy reach, offering a wide range of shopping, dining and leisure facilities, together with excellent transport links towards central London.

On entering the property, you are welcomed by a spacious entrance hallway with doors leading to all principal rooms, along with two useful storage cupboards. The generous dual-aspect lounge/diner provides a versatile and comfortable space for both relaxing and entertaining. A feature fireplace forms an attractive focal point and adds character to the room. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from built-in wardrobes providing valuable additional storage.

The bright and airy kitchen overlooks the rear garden and is fitted with a good range of cupboards and ample worktop space, offering a practical and well-equipped area for everyday cooking. The fully tiled shower room comprises a shower enclosure and wash hand basin, with a window providing natural light and ventilation. A separate WC, also benefiting from a window, provides additional convenience.

Further benefits include gas central heating, double glazing and useful hallway storage. Outside, the property enjoys a private, low-maintenance rear garden, enclosed by wood-panel fencing and laid predominantly to patio, creating an ideal space for outdoor seating and entertaining. The property also benefits from a garage with an up-and-over door, while the front patio area provides additional space that can also be utilised for parking.

With its generous accommodation, private garden, garage and convenient location, this property offers an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate the space and location on offer. Contact us today to arrange your viewing.

Tenure: Leasehold

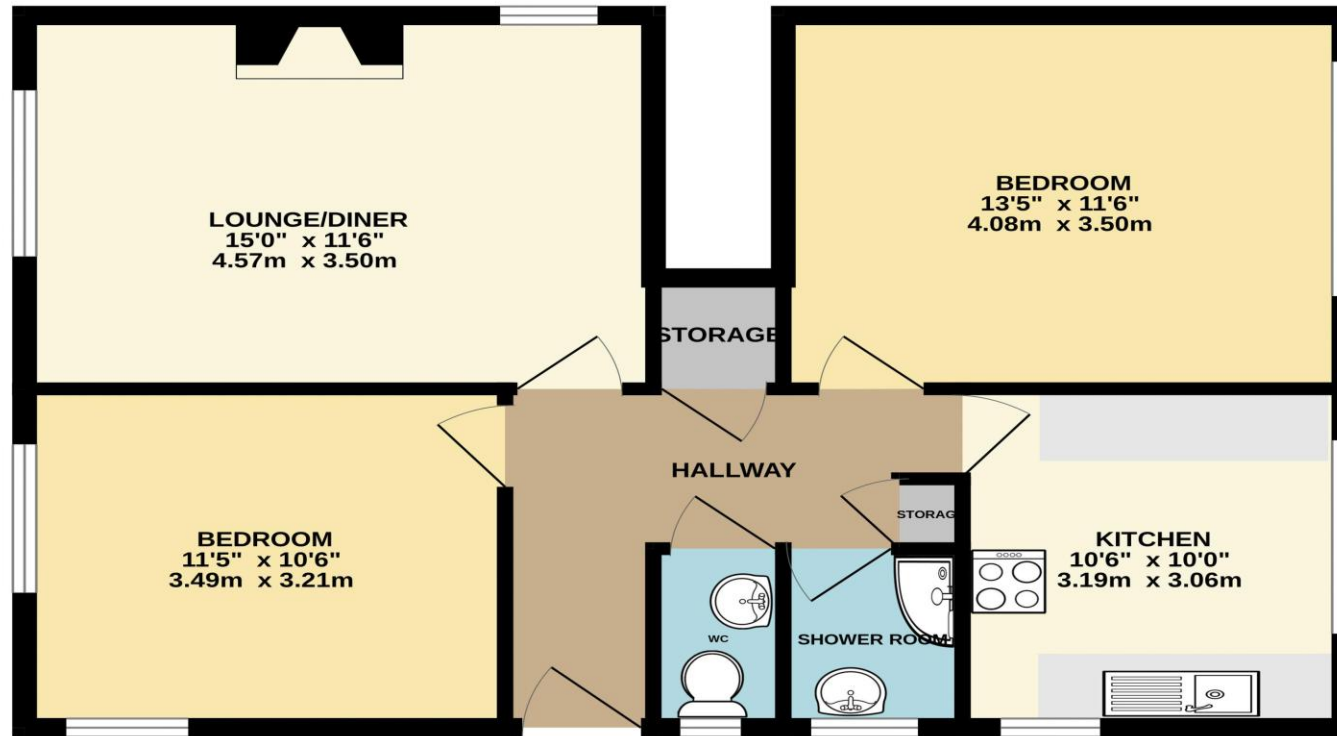
EPC Rating: to be confirmed

Council Tax Banding: B





GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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