



Estate Agents



Auctioneers

# Keswick Road, Boscombe Manor, Bournemouth, Dorset, BH5 1LR

## Guide Price £800,000 - £825,000 – Freehold

**Three Bedroom Detached Chalet-Style House | Porch | Entrance Hallway | Downstairs WC | Lounge | Sunroom  
Ground Floor Bedroom | Ground Floor Bathroom | Kitchen/Breakfast Room | Dining Room | Conservatory | First Floor Landing  
Master Bedroom | Bedroom Three | Bathroom | Driveway & Detached Garage | Approx. 50' Rear Garden**

A rare opportunity to purchase a three-bedroom detached chalet-style house in one of the area's most sought after locations, situated just 350 yards from the stunning clifftop, with the award-winning sandy beaches below - and under a mile from the ever-popular shopping parade at Southbourne Grove with its array of independent shops, bars and restaurants. The property is presented in excellent condition throughout and features include UPVC double glazing, gas central heating, 22' reception room, ground floor bedroom with en-suite bathroom, modern kitchen/breakfast room with adjoining dining room, UPVC conservatory, two first floor bedrooms and second modern bathroom; outside there is off road parking for 4/5 cars, detached garage and a lovely rear garden. Viewing highly recommended.

Enter via the large front porch/sunroom and then into the main hallway. The hallway is very impressive with wood block flooring and a turning staircase with metal balustrade leading to the gallery-style landing, there is a useful ground floor w/c and then doors lead to all the main rooms. To the right-hand side is the impressive double aspect lounge which has a large picture window to the front aspect and then sliding patio doors that leads to a sunroom seating area. To the left-hand side is the ground floor double bedroom which has a Jack n Jill door to the ground floor bathroom so it can be used as an en-suite; the bathroom is fitted with a four-piece suite of bath, separate shower cubicle basin and w/c all with stylish tiling. To the rear is the kitchen/breakfast room and dining room - the kitchen is fitted with an extensive range of white-gloss units with contrasting work surfaces and built-in oven, hob and dishwasher, there is undercounter space for a washing machine and ample room for a table and chairs; an archway then leads to the dining room which has laminate flooring and French doors lead out to the UPVC conservatory which overlooks the rear garden.

Upstairs from the bright and spacious landing there are two further bedrooms - a master bedroom which has fitted wardrobes and a further single bedroom, again with a fitted cupboard. There is also a fully tiled family bathroom which is fitted with a modern suite of bath with shower over, w/c and basin.

Outside, a block paved frontage, and gated driveway provides off road parking for 4/5 cars, leading to the DETACHED GARAGE which has an electronic up and over door, power and light. The sunny rear garden extends to approx. 50' in length, is mainly laid to lawn with mature shrub and flower borders.

Tenure: Freehold

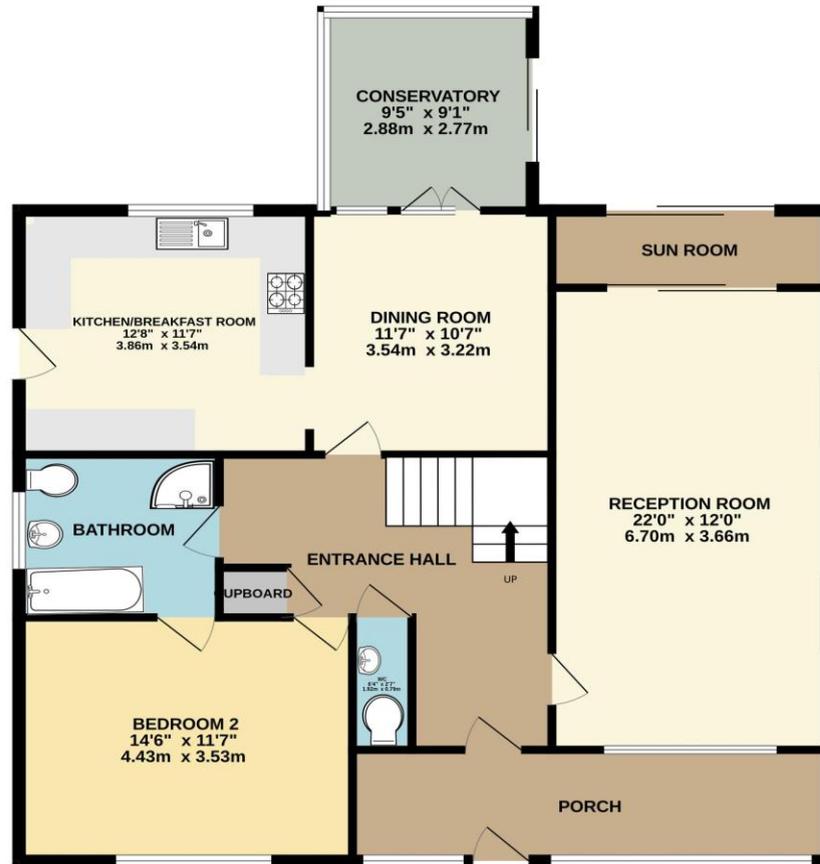
EPC Rating: to be confirmed

Council Tax Banding: E

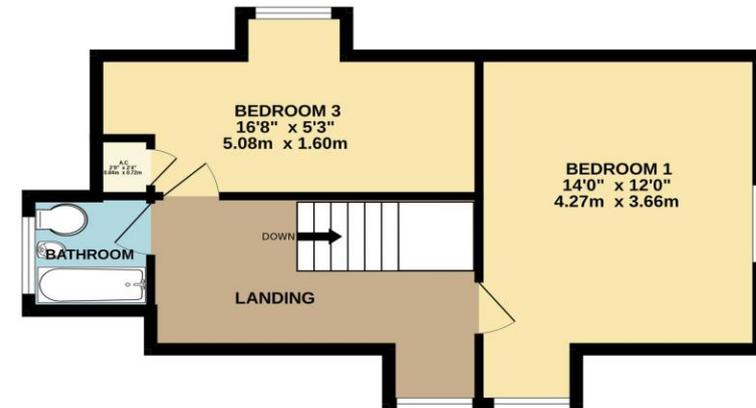




GROUND FLOOR  
1176 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

