Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Burleigh Road, Southbourne, Bournemouth, Dorset, BH6 5DZ
Offers In The Region Of £485,000 – Freehold

Three-Bedroom Detached House | Hallway | Ds Wc | Lounge | Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom South-Facing Rear Garden | No Chain

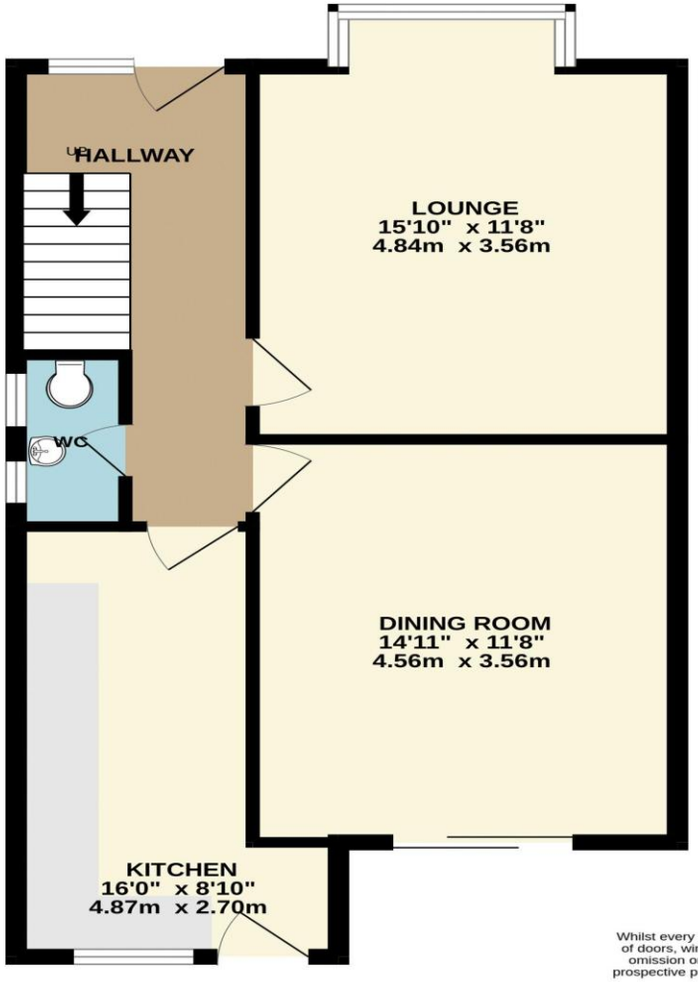
A spacious and well-presented three-bedroom detached house situated in a quiet location in the heart of Southbourne, just a short walk from a local parade of shops and bus routes, and approximately half a mile from the bustling shopping parade of Southbourne Grove, offering a cosmopolitan array of independent shops, bars and restaurants, with the award-winning beaches beyond. The property benefits from UPVC double glazing, gas central heating, two separate reception rooms, a ground floor WC, a 14ft modern kitchen, a modern family bathroom and well-proportioned bedrooms. Outside, there is a superb south-facing rear garden with a large outbuilding. Offered with no forward chain, viewing is highly recommended.

Enter into the welcoming hallway with stairs rising to the first floor, doors to all principal rooms and a useful ground floor WC with wash hand basin and space for a washing machine. To the front aspect is a cosy 15ft lounge featuring a bay window, feature fireplace and wooden flooring. To the rear is a bright dining room with patio doors opening onto the rear garden. The 14ft kitchen is fitted with a modern range of wall and base units, provides space for appliances and has a door leading to the garden.

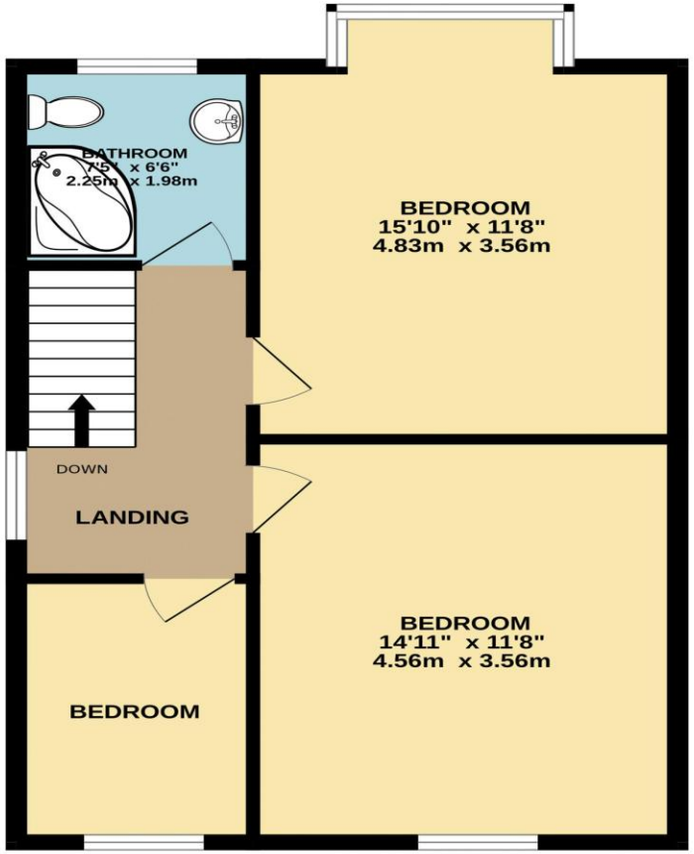
Upstairs, the landing provides access to three excellent-sized bedrooms, two of which benefit from fitted wardrobes. The modern family bathroom is fitted with a three-piece suite comprising a corner bath with shower over, WC and wash hand basin, complemented by stylish wall tiling. There is also access to the loft from the landing. The superb rear garden extends to approximately 50ft in length and enjoys a sunny southerly aspect. It is mainly laid to lawn with attractive flower borders and also features a large outbuilding providing excellent storage.

Tenure: Freehold
Council Tax Banding: D
EPC Rating: 64 | D

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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