



Estate Agents



Auctioneers

Covena Road, Southbourne, Bournemouth, Dorset, BH6 5LW

Guide Price £450,000 – Freehold

**Three-Bedroom Semi Detached House | Hallway | Lounge | Rear Reception Room | Fully Fitted Kitchen | Bathroom
90ft Rear South-West Facing Garden | Front Garden | Freehold | No Onward Chain | Close To Local Shops & Schools
Easy Access To Amenities | Nearby To Award Winning Beaches | Gas Central Heating & Double Glazing
Potential To Extend (STPP) | Integrated NEFF Kitchen Appliances**

Offered with no onward chain, this well-proportioned three-bedroom semi-detached family home occupies a sought-after position on Covena Road, Southbourne. Ideally located for both Southbourne Grove and Tuckton High Street, the property is within easy reach of a fantastic selection of independent shops, cafés, restaurants and everyday amenities. Well-regarded local schools are also close by, while Southbourne's award-winning Blue Flag sandy beaches are just a short distance away. The property also offers excellent potential for further improvement and extension, with neighbouring homes having undertaken similar works, including loft conversions, subject to the necessary planning permissions.

Upon entering the property, you are welcomed by a spacious entrance hallway with doors leading to the principal ground-floor rooms. The generous front reception room benefits from a large bay window, allowing plenty of natural light to fill the space and creating an ideal setting for relaxing and unwinding, along with a feature solid fuel burner. To the rear is a further reception room with French doors opening onto the garden. This versatile space would make an excellent dining room and entertaining area, ideal for hosting family and friends, the room also has a feature gas fire. The kitchen provides ample worktop and cupboard storage, together with a integrated NEFF gas hob, double oven and dishwasher. A sink positioned beneath the window overlooks the 90ft rear south-west facing garden.

Upstairs, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a single bedroom. The principal bedroom benefits from fitted wardrobes, while the third bedroom would make an ideal child's bedroom, nursery or home office, depending on the purchaser's requirements. The bedrooms are served by a fully tiled four-piece family bathroom, comprising a bath, separate shower, WC and wash hand basin. Further features include underfloor heating, a heated towel rail, and a window, also benefits include gas central heating and double glazing. The generous 90ft rear garden is predominantly laid to lawn and enclosed by wood-panel fencing, providing an excellent private space for families and entertaining during the warmer months. There is also a rear pathway providing vehicle access, should the new owner wish to utilise this facility. To the front, the property benefits from a lawned garden enclosed by a brick wall. Subject to the necessary planning permissions, there is potential to convert this area to provide off-road parking. With its generous accommodation, private rear garden, excellent Southbourne location and exciting potential for further improvement, this property is sure to appeal to a wide range of buyers, including families, first-time buyers.

Tenure: Freehold

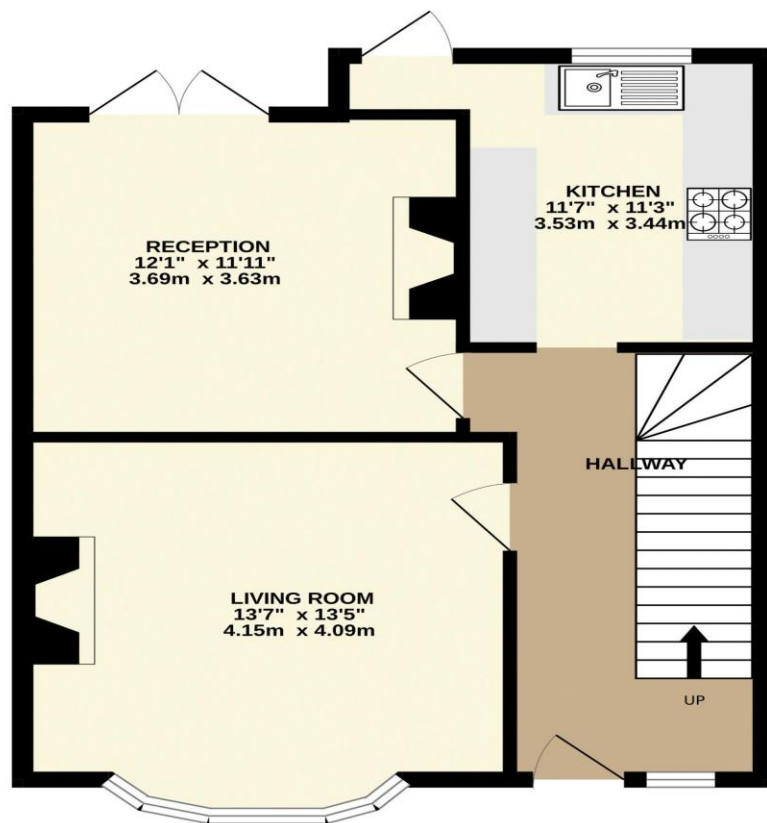
EPC Rating: 63 | D

Council Tax Band: C

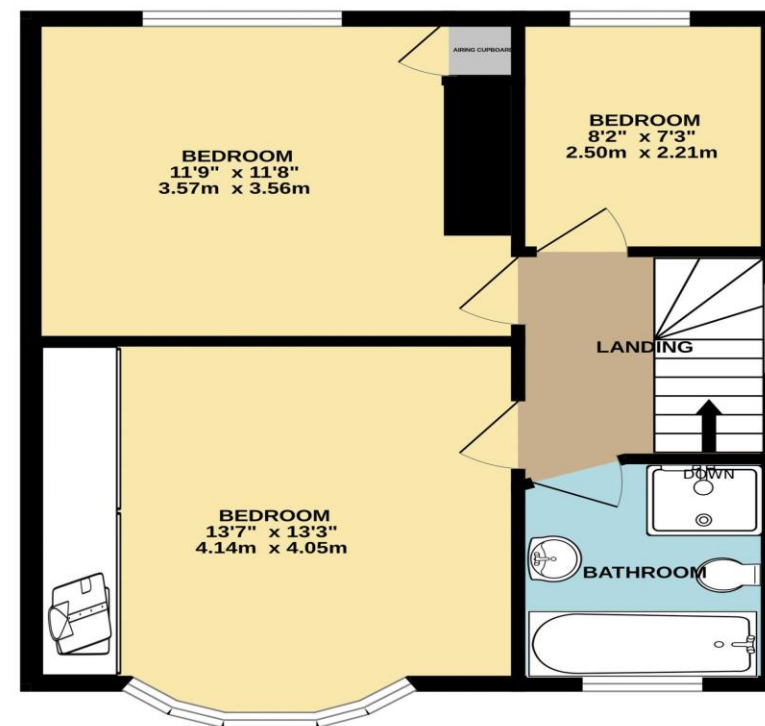




GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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