



Estate Agents



Auctioneers

Tuckton Road, Tuckton, Bournemouth, Dorset, BH6 3HS

Guide Price £525,000 – Freehold

**Three Bedroom Detached House | Entrance Hallway | Ds Wc | Open Plan Reception Rooms | Kitchen | Conservatory | Landing
Three Bedrooms | Bathroom | Driveway & Large Detached Garage | Sunny Aspect & Secluded Rear Garden | Freehold**

A well-presented three-bedroom detached house situated in a quiet yet convenient location, equidistant between the popular centres of Tuckton and the vibrant Southbourne Grove, renowned for its cosmopolitan selection of independent shops, cafés, bars and restaurants. The property is also within a short walk of the picturesque Seaford Gardens and offers well-proportioned accommodation throughout, including double glazing, gas central heating, two interconnecting reception rooms, conservatory, separate kitchen, ground floor cloakroom, three bedrooms, a spacious family bathroom, driveway parking, a large garage plus a sunny, secluded rear garden. Viewing is highly recommended.

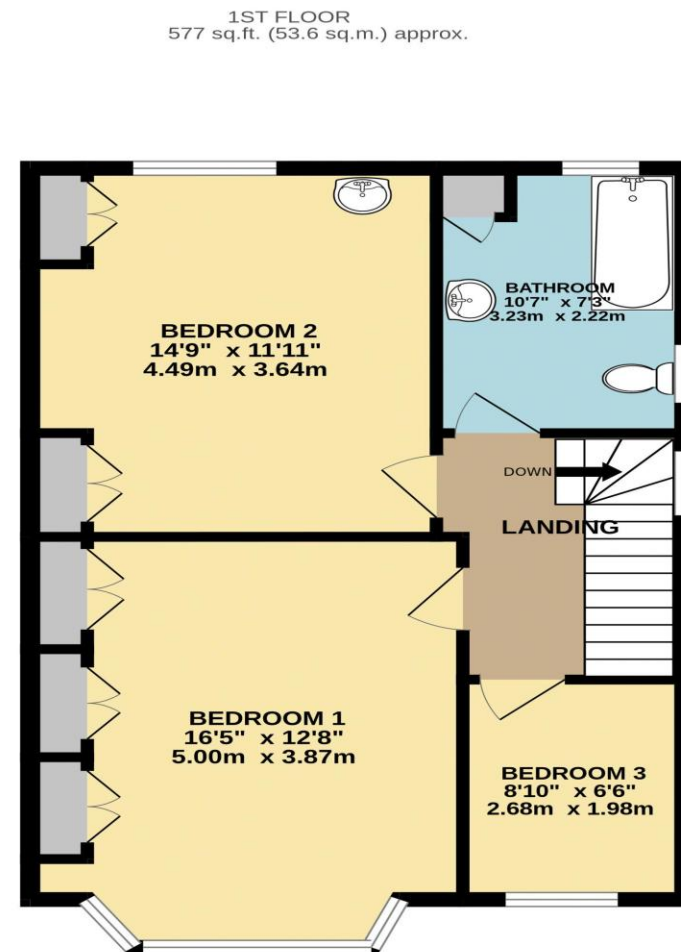
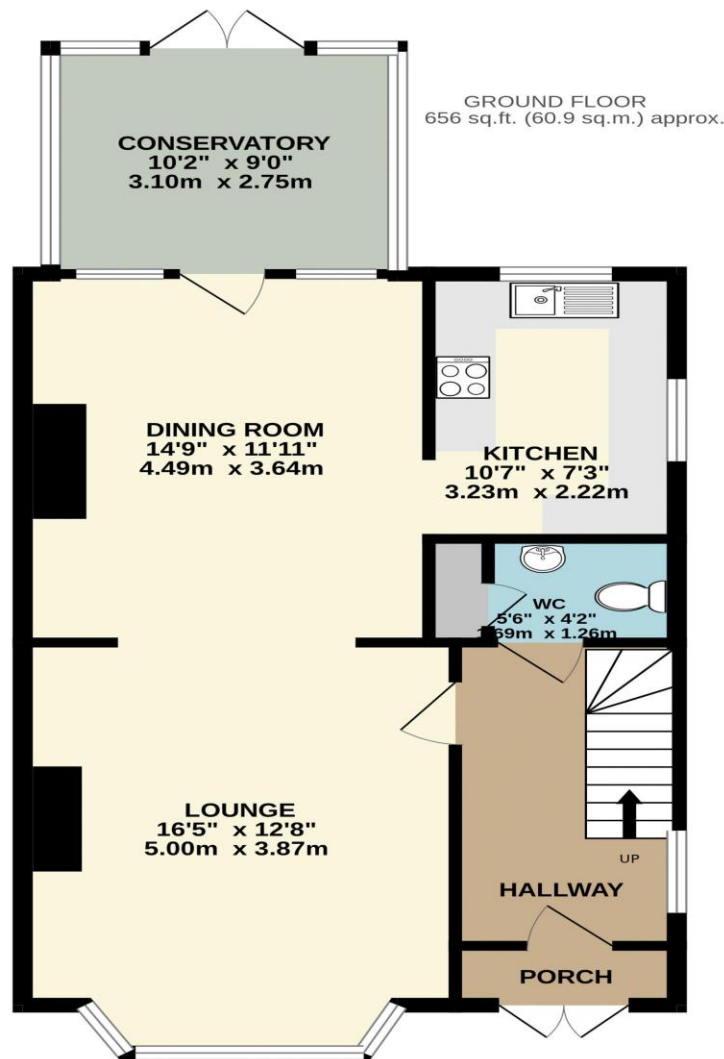
A welcoming entrance hall provides access to the principal rooms and staircase to the first floor. There is a useful ground floor cloakroom, which also incorporates space for a washing machine. The bright and spacious reception rooms are open plan, comprising a formal living room to the front with a bay window and feature fireplace (not currently in use), opening through to a dining area at the rear with access to the conservatory. The separate kitchen is fitted with a range of wall and base units and benefits from dual-aspect windows, providing plenty of natural light. On the first floor, the landing leads to three bedrooms. The two principal bedrooms both benefit from fitted wardrobes, while the third is a good-sized single bedroom. The spacious family bathroom comprises a bath, wash hand basin and WC, together with a useful airing cupboard housing the gas boiler.

To the front of the property is a driveway providing off-road parking, with gated access leading to an impressive long garage. The rear garden enjoys a sunny and secluded aspect and has been designed for ease of maintenance, being predominantly laid to patio with attractive flower and shrub borders.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D







TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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