
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Bourton Gardens, Littledown, Bournemouth, Dorset, BH7 7HZ
Guide Price £330,000 – Freehold

Modern Two-Bedroom Semi Detached House | Porch | Reception Room | Kitchen Diner | Landing | Two Bedrooms
Modern Shower Room | 40ft Rear Garden | Garage & Parking | No Chain

An immaculately presented two-bedroom semi-detached house, situated in a quiet cul-de-sac on the ever-popular Littledown development. Ideally located close to Bournemouth Hospital, JP Morgan and Tesco Extra, the property also benefits from convenient access into Bournemouth via the A338. Offered for sale with no onward chain, this lovely home would make an ideal first-time purchase or investment opportunity. The accommodation benefits from double glazing, gas central heating, a 14ft reception room, modern kitchen/diner, two double bedrooms and a contemporary shower room. Outside, there is a good-sized rear garden, garage and driveway providing off-road parking for two vehicles.

The property is entered via the porch, which leads into an open-plan 14ft reception room featuring a front-facing window, stairs rising to the first floor and a door leading through to the kitchen. The kitchen/diner is fitted with a modern range of wall and base units with contrasting work surfaces, together with a built-in oven and hob with extractor hood. There is space for a washing machine and fridge/freezer, as well as ample room for a table and chairs. An understairs storage cupboard provides useful additional storage, while a rear door and window overlook the garden.

On the first floor, the landing provides access to two double bedrooms and a modern shower room, fitted with a walk-in shower, WC and wash basin, complemented by stylish tiling and a side-facing window. There is also access to the loft from the landing.

Outside, the rear garden is a good size and features a patio area and low-maintenance artificial grass. A side gate provides access to the driveway. The property also benefits from a garage with a side courtesy door and an up-and-over front door, together with driveway parking for two vehicles.

An excellent opportunity to acquire a well-presented home in a convenient and popular location. Viewing is highly recommended.

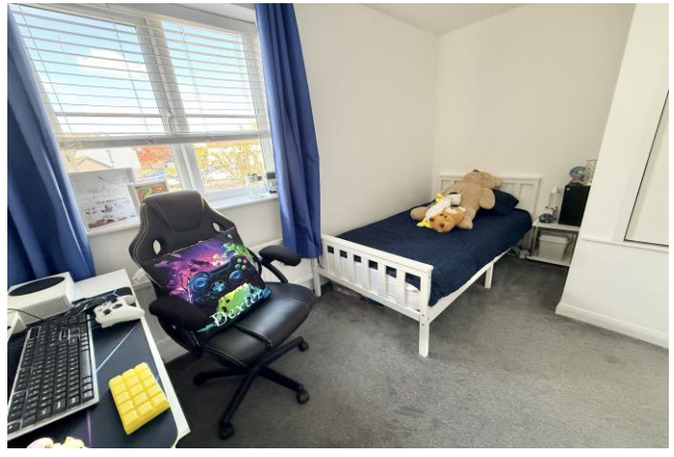
Tenure: Freehold
EPC Rating: 73 | C
Council Tax Banding: C





















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