



Estate Agents



Auctioneers

Victoria Road, Springbourne, Bournemouth, Dorset, BH1 4RR

Guide Price £300,000 – Freehold

**Two Bedroom End Terrace House | Hallway | Living Room | Dining Room | Kitchen | Bathroom Suite | Rear Garden | Freehold
Close To Local Shops | Within Easy Reach Of Award-Winning Beaches | Ideal First-Time Purchase**

A beautifully presented two-bedroom end-of-terrace house, ideally situated in the popular residential location of Springbourne, Bournemouth. The property offers convenient access to a wide range of shops, restaurants, bars and cafés, while the town centre and Bournemouth's award-winning Blue Flag sandy beaches are also within easy reach. The property would make an excellent first-time purchase or investment opportunity.

Upon entering, the property benefits from a welcoming entrance hallway with doors leading to the principal reception rooms. The spacious living room provides a comfortable and relaxing space, ideal for unwinding in the evening. The dining room/second reception room offers valuable additional living space and benefits from useful understairs storage. This versatile room would be perfect for dining, entertaining or use as a second reception area. The modern fitted kitchen is well equipped with ample worktop and storage space, providing a practical and convenient cooking environment. There is a built-in oven and hob with extractor fan, space and plumbing for a washing machine, together with space for a tall freestanding fridge/freezer. A window overlooks the rear garden, providing plenty of natural light.

Upstairs, there are two well-proportioned double bedrooms, both offering ample space for bedroom furniture. The property also benefits from a modern three-piece family bathroom, comprising a panelled bath with glass shower screen and power shower, wash hand basin, WC and heated towel rail. A window provides natural light and ventilation, with the room finished to a good standard. Further benefits include gas central heating and double glazing throughout.

Outside, the rear garden is enclosed by wood-panel fencing and is arranged with a combination of patio, shingle and established flower beds, providing a pleasant outdoor space for relaxing and entertaining. There is also convenient side access leading through to the front of the property, making it particularly useful for bringing in bicycles and garden equipment. To the front, there is a tarmac driveway providing off-road parking for two vehicles.

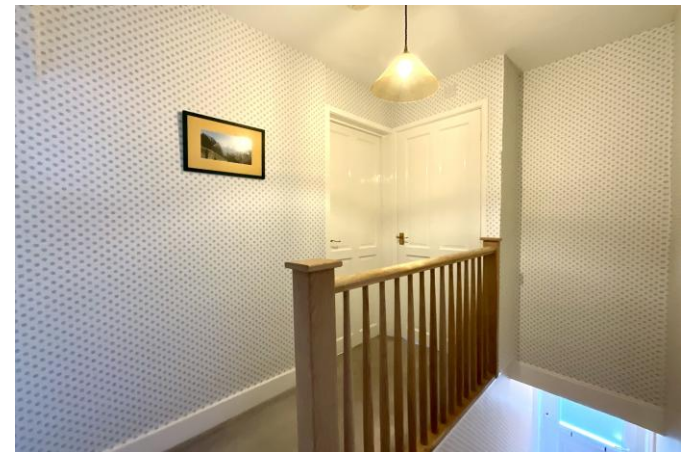
An attractive and versatile home offering well-proportioned accommodation, off-road parking and a private rear garden, ideally positioned for access to local amenities and the nearby coastline.

Tenure: Freehold

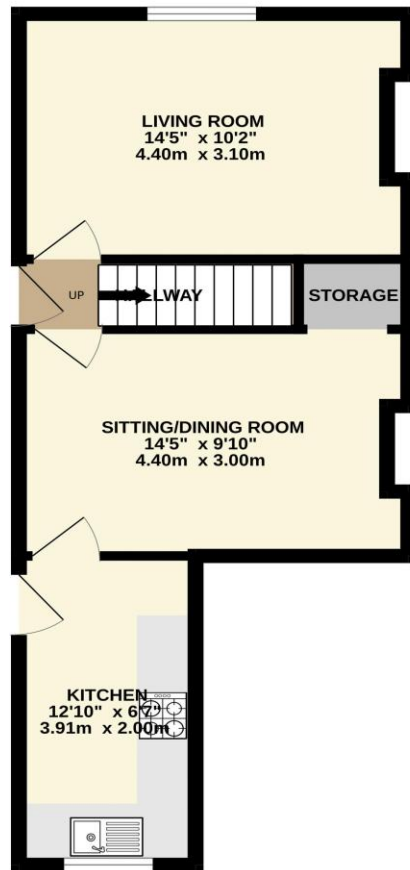
EPC Rating: 69 | C

Council Tax Banding: B

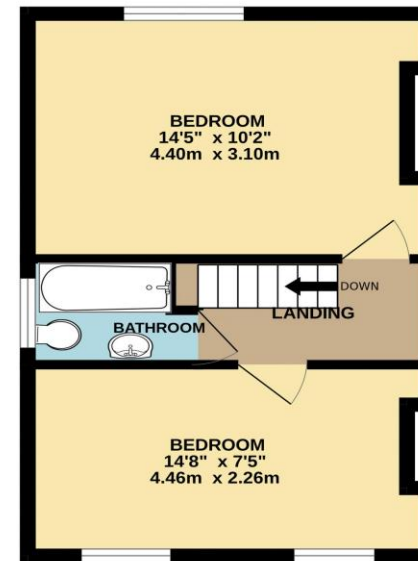




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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