



**Fahren**  
ESTATE AGENTS

15 Noyce Gardens, Bournemouth, BH8 0JZ  
Guide Price £290,000 Freehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL  
Tel: 01202 551022 | Email: [inf@fahren.co.uk](mailto:inf@fahren.co.uk) | Web: [www.fahren.co.uk](http://www.fahren.co.uk)

## Charming & Impeccable Three-Bedroom Home in a Peaceful Bournemouth Cul-de-Sac

Guide Price £290,000

Peaceful Location | Modern Kitchen/Breakfast Room | Bright Lounge | Three Bedrooms | Cloakroom | Spacious Hallway Plus Storage | Fully Tiled Bathroom | Double Glazed & Electric Heating | Beautiful Front & Rear Gardens | Garage in Block



0



Terrace



3



936 sqft (87 sqm)



1



Freehold





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Nestled in a quiet, sought-after cul-de-sac within a vibrant and highly popular residential area of Bournemouth, 15 Noyce Gardens offers an exceptional opportunity for families, first-time buyers, or those looking to downsize without compromising on quality or style.

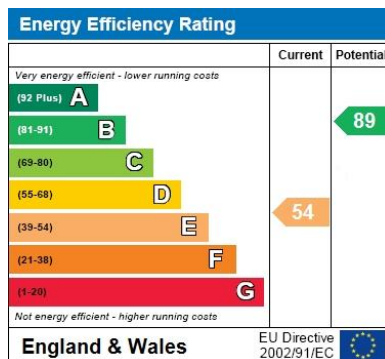
Presented in immaculate condition throughout, this beautiful mid-terrace house seamlessly combines comfort, convenience, and modern living. Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs cloakroom/WC. The heart of the home features a sleek, modern kitchen and breakfast room—ideal for busy morning routines or hosting casual meals with friends.

To the rear, the spacious lounge provides a warm, relaxing environment flooded with natural light, featuring elegant patio doors that open directly onto the private rear garden. Step

outside to discover a beautifully maintained outdoor sanctuary, perfect for alfresco dining, summer entertaining, or simply unwinding in peace.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexible living space for family, guests, or a home office. The floor is served by a stunning, fully tiled modern family bathroom. Additional practical features include double-glazed windows, efficient electric heating, and access to a generous loft space for convenient storage.

Externally, the home benefits from meticulously kept front and rear gardens, as well as a garage located in a nearby block, ensuring ample storage or secure parking. Situated within easy reach of local amenities, well-regarded schools, and Bournemouth's excellent transport links, 15 Noyce Gardens is a turnkey property ready to welcome its new owners. Early viewing with Fahren Estate Agents is highly recommended to



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If you would like to book a viewing or find out how much your property is worth please contact us

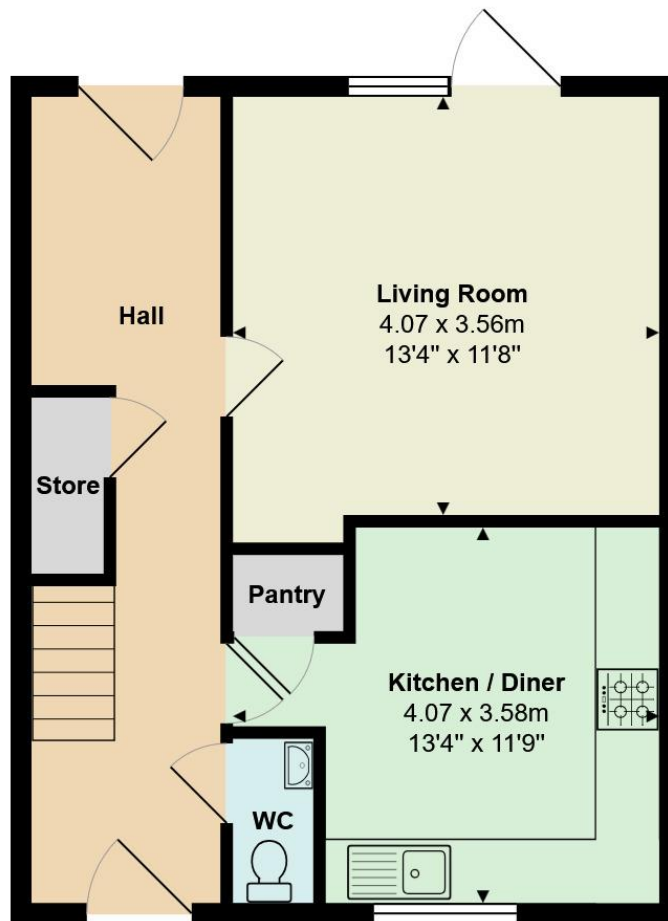
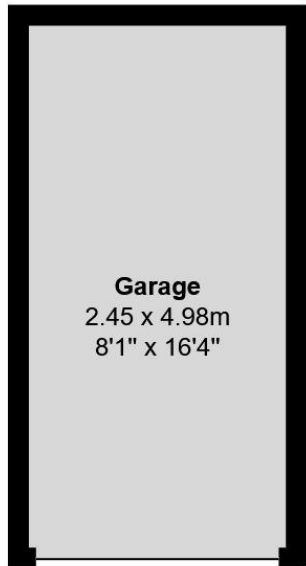
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Email: [inf@fahren.co.uk](mailto:inf@fahren.co.uk)

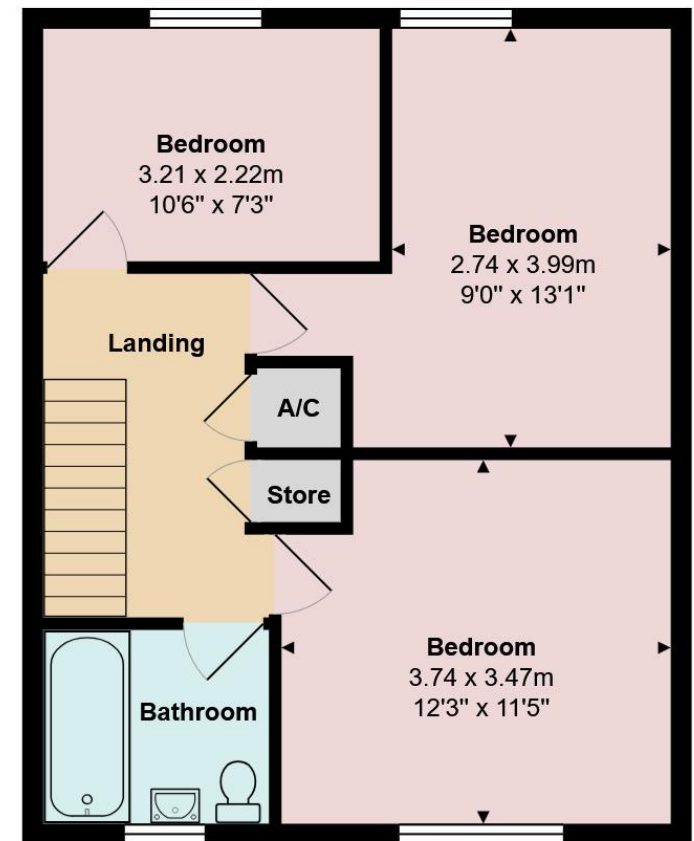
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**Ground Floor**



**1st Floor**

Total Area: 91.0 m<sup>2</sup> ... 979 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only