FOR SALE
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Est.1928
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Estate Agents
RICHARD GODSELL
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Auctioneers

Holmfield Avenue, Boscombe East, Bournemouth, BH7 6SF
Guide Price £450,000 – Freehold

Spacious Three Bedroom Detached House | Porch | Hallway | Ds Wc | Two Interconnecting Reception Rooms
20ft Kitchen Breakfast Room | 27 ft Garage/Workshop | Landing | Three Bedrooms | Bathroom | Off Street Parking
Good Sized Rear Garden | Workshop/Garage | No Chain

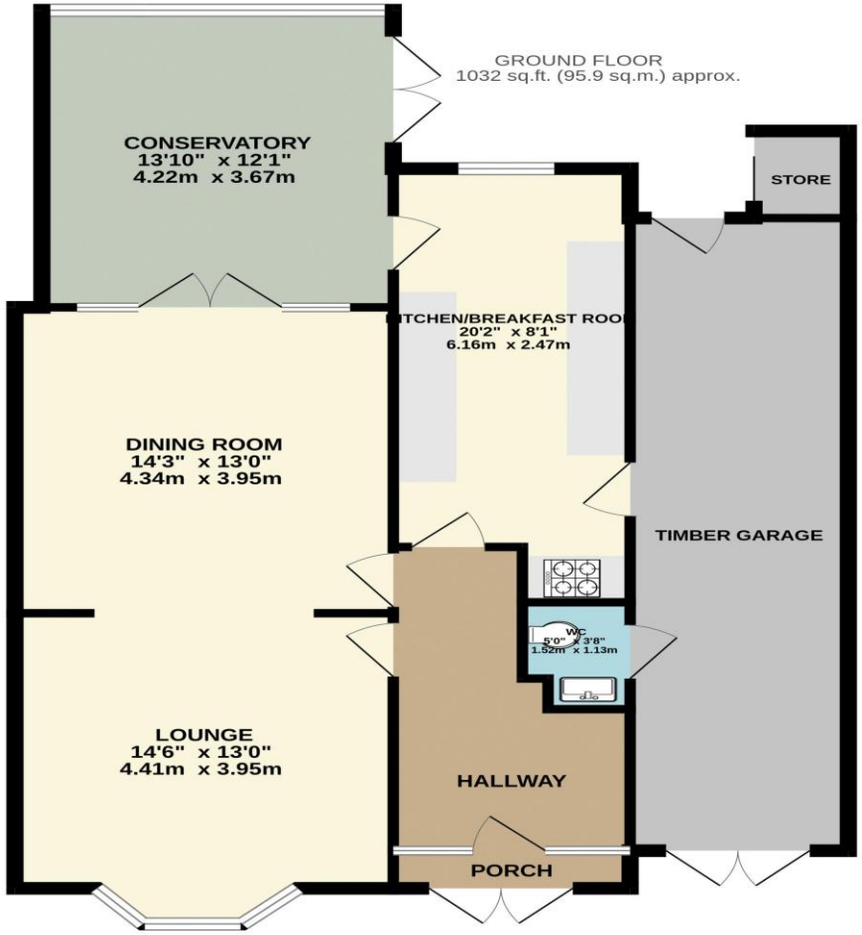
This substantial 1930s three-bedroom detached house is superbly positioned in a highly convenient location, within close proximity to JP Morgan, Tesco Extra, Bournemouth Hospital and Castlepoint Shopping Centre, with fast access into Bournemouth via the A338. Local shops at Iford are also within easy walking distance. The property offers the generous proportions typical of the period, including extra-wide reception rooms and a notably larger third bedroom, making it an ideal family home. Well presented throughout, the benefits include double glazing, gas central heating with a modern boiler, two spacious reception areas, a UPVC conservatory, a large kitchen/breakfast room, a ground-floor WC, and extensive garage and workshop storage.

The accommodation is entered via a front porch leading into a central hallway with stairs to the first floor and access to all principal rooms. The original lounge and dining rooms have been opened to form a bright and airy living space, further enhanced by a 13ft rear conservatory overlooking the garden. The kitchen/breakfast room extends to approximately 29ft and is fitted with a modern range of wall and base units, providing ample space for dining. A side door leads to the timber garage/workshop, which benefits from both front and rear access, as well as a downstairs cloakroom.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous double bedrooms and a larger-than-average single bedroom measuring approximately 10ft 3in x 8ft 1in. The family bathroom is fitted with a four-piece suite including bath, separate shower, WC and wash hand basin. Loft access is available from the landing.

Externally, the front of the property provides off-street parking for several vehicles. The rear garden extends to approximately 50ft and features a large patio area, mature borders, and excellent outbuildings, including a substantial brick-built workshop and a large timber workshop, both with power and lighting. Offered to the market with no onward chain, this is a rare opportunity to acquire a spacious detached home in a popular and well-connected location. Early viewing is highly recommended.

Tenure: Freehold
EPC Rating: 66 | D
Council Tax Banding: E



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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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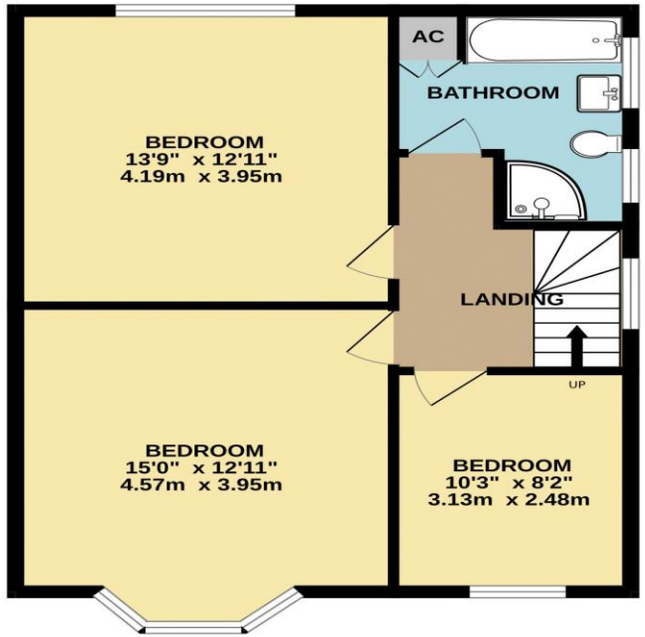
1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



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