



Estate Agents



Auctioneers

Paisley Road, Southbourne, Bournemouth, Dorset, BH6 5EE

Guide Price £525,000 - £550,000 Freehold

Character Three Double Bedroom, Two Bathroom Extended Detached House
Porch | Hallway | Downstairs W/C | Reception Room | Kitchen | Open Plan Living Area | First Floor Landing
Master Bedroom with En-Suite | Two Further Bedrooms | Modern bathroom | Off Street Parking | South Facing Rear Garden

A character three double bedroom, two bathroom extended detached house set in the heart of Southbourne. This spacious period house boasts UPVC double glazing, gas central heating, Amtico flooring, 16' reception room, open-plan living room with wood burner, stylish modern kitchen, downstairs w/c, master bedroom with en-suite, two further double bedrooms, modern bathroom, off street parking and a south facing rear garden. Viewing highly recommended.

Enter via the porch into the hallway with staircase to the first floor, Amtico flooring and three large storage cupboards. To the front aspect is the cosy 16' reception room with bay window and feature open fireplace. To the rear is the impressive open-plan living and dining room with a wood burning stove to one side and fitted cupboards (study area) to the other. The stylish modern kitchen is fitted with an extensive range of wall and base units with worksurfaces over and built-in double oven and fridge/freezer and there is space for a washing machine and dishwasher; the whole room has Amtico flooring and there is a door and windows overlooking the garden; a cupboard houses the central heating boiler.

Upstairs there are three genuinely good sized bedrooms; the master bedroom with bay window is to the front aspect and has its own modern en-suite with double shower, w/c and basin, with stylish brick tiling. Both bedrooms two and three are doubles and there is a further bathroom comprising of a bath with shower over, w/c and basin, again with stylish brick tiling. Access to loft space from landing.

Outside, there is off street parking for two cars at the front of the property and a gated side access. The rear garden extends to approx. 50' in length and enjoys a pleasant south facing aspect. There is a large pergola seating area, low maintenance gravel borders and patio.

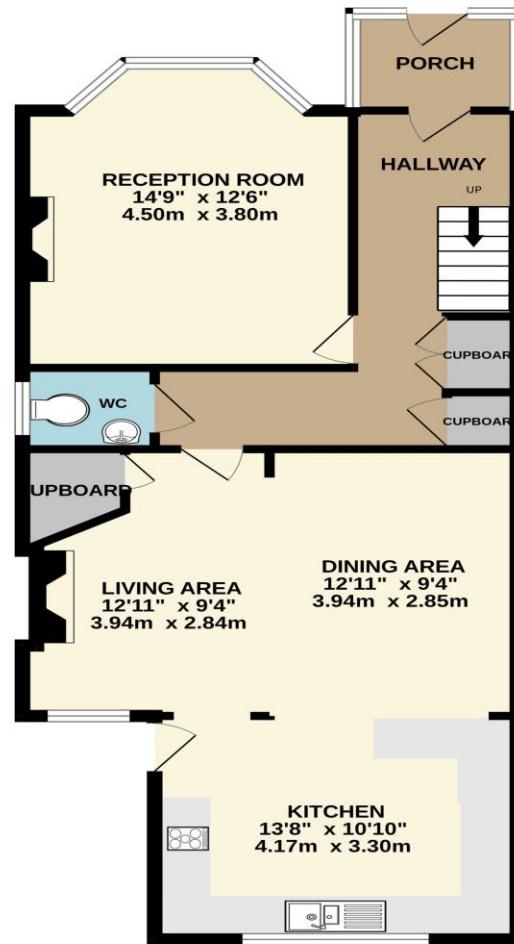
Council Tax Band: D

EPC Rating: to be confirmed

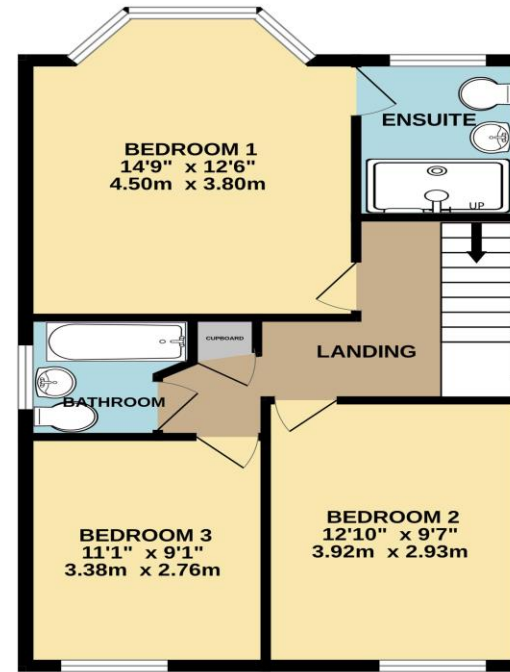




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

