



Estate Agents



Auctioneers

Geneva Avenue, Southbourne, Bournemouth, Dorset, BH6 3NB
£725,000 – Freehold

**1930's Three Double Bedroom, Two Bathroom Detached House | Entrance Hallway | Downstairs W/C | Lounge
Open-Plan Kitchen/Diner | First Floor Landing | Master Bedroom with En-Suite | Two Further Double Bedrooms
Modern Bathroom | Detached Garage & Driveway | South Facing Rear Garden | No Chain**

A well presented 1930's three double bedroom, two bathroom character detached house situated in a quiet cul de sac location in the heart of Southbourne. The property is beautifully presented throughout and boasts UPVC double glazing, gas central heating, 15' reception room, impressive open-plan kitchen/dining room, downstairs cloakroom, master bedroom with en-suite shower room plus two further double bedrooms, large family bathroom, detached garage and a lovely south facing rear garden. Viewing is highly recommended!

As you enter via the original front door you are welcomed by the spacious hallway with staircase to the first floor; there is a useful downstairs toilet and under stairs cupboards. Doors lead to the rear lounge with its large double glazed bay window and French doors to the garden. The impressive open-plan kitchen and dining room is fitted with an extensive range of wall and base units and full range of built-in appliances including oven & hob, dishwasher, fridge/freezer and a washing machine; the dining area has a large bay window to the front and stripped wood floorboards.

Upstairs, the master bedroom has its own en-suite shower room and fitted wardrobes. There are two further genuine double bedrooms and a large family bathroom with shower, bath, w/c and basin. Access to loft space from landing.

Outside, the front garden is well tended, with gated driveway to the side of the property leading to the detached garage. The rear garden enjoys a lovely sunny, yet secluded southerly aspect, sandstone patio and decking area with an array of mature flowers and shrubs. No forward chain.

Council Tax Band: E

EPC Rating: 69 | C





GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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