



Estate Agents



Auctioneers

Abinger Road, Pokesdown, Bournemouth, BH7 6LX

£365,000 – Freehold

**Character Three Bedroom Semi Detached House | Hallway | Lounge | Kitchen | Dining Room | First Floor Landing
Three Bedrooms | Shower Room | Rear Garden | Freehold**

A character three bedroom semi detached house situated in a popular and convenient position just a stone's throw from Kings Park as well as local shops at Pokesdown and transport links into Bournemouth & London via the mainline train station; safe sandy beaches at Southbourne are a mile away via the picturesque Woodland Walk. The property features UPVC double glazing, gas central heating, two reception rooms, modern kitchen, modern shower room, three good sized bedrooms and a 30' rear garden. Viewing recommended.

Enter via the entrance door to the side, and into the hallway with stairs leading to the first floor and door to the front reception room - the well proportioned, yet cosy lounge has a double glazed bay window and feature fireplace. To the rear is the kitchen which has range of units and space for appliances plus a door to the rear garden and a large understairs storage cupboard; a further door then leads to the rear dining room which has a window overlooking the rear garden and original fireplace. Upstairs there are three good sized bedrooms and a modern shower room consisting of shower cubicle, w/c and basin with stylish tiling. Loft access from the landing.

Outside, the rear garden extends to approx. 30' in length and is enclosed by panel fencing. There is a lawn area with pathway leading to a covered seating area and shed.

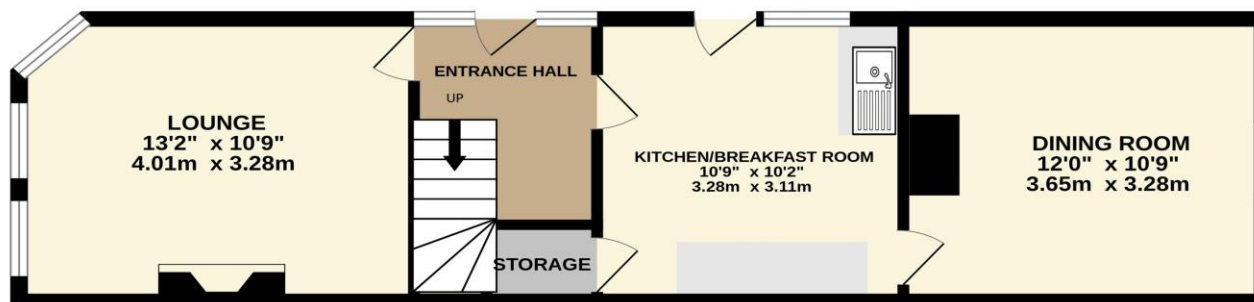
Council Tax Band: C

EPC Rating: 64 | D

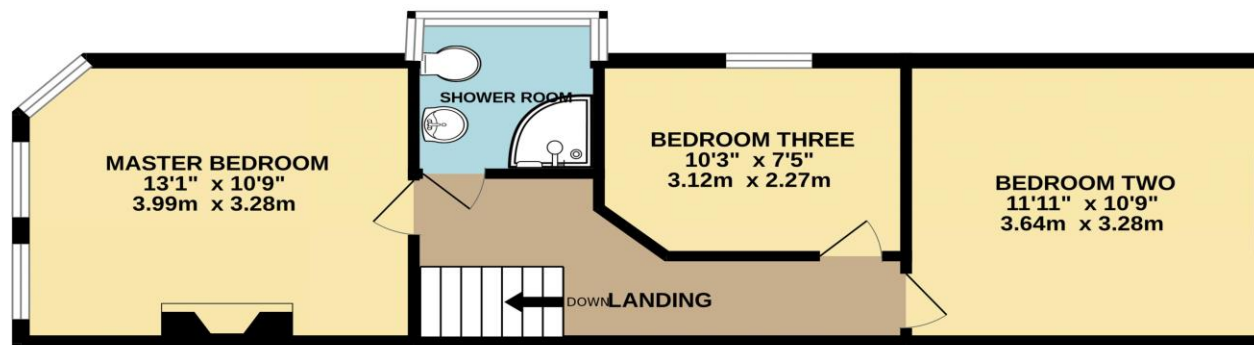




GROUND FLOOR



1ST FLOOR



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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