



Estate Agents



Auctioneers

Pauncefote Road, Pokesdown, Bournemouth, BH5 2AF

Guide Price £450,000 – Freehold

Two Double Bedroom Detached Bungalow | Well Presented Throughout
Hall | Lounge | Kitchen/Dining Room | Two Double Bedrooms | Shower Room | Additional W/C
Rear Garden | Summer House | Off Road Parking | Front Garden | No Forward Chain

Offered to the market with no forward chain, this spacious and well presented two double bedroom detached bungalow is ideally located in a quiet road within walking distance of both Southbourne beach and Southbourne Grove - which offers a wide range of independent shops, cafes, restaurants and bars.

Enter the property via the porch, and into a spacious hallway with floor to ceiling airing cupboard and doors leading to all the accommodation. The dual aspect lounge features a character bay window, serving hatch from the kitchen and high ceilings (which also feature throughout the property). At the rear, the kitchen/dining room overlooks the rear garden and has a range of cupboards at base and eye level with contrasting work surfaces over; there is a built-in oven and hob with extractor over, stainless steel sink with drainer and space for a washing machine and fridge-freezer.

Both bedrooms are a fantastic double size, with the master bedroom featuring a character bay window whilst the second bedroom overlooks the rear garden. The bathroom has been modernised in recent years and comprises of walk-in shower, wash hand basin inset to vanity unit, w/c, heated towel rail and is finished with modern tiling. There is also a separate w/c with wash hand basin.

Outside, the rear garden is predominantly laid to lawn with a mature border and patio area abutting the property. There is also a summer house with power and light & a garden shed/workshop. At the front of the property, there is space to park one vehicle and a low maintenance front garden.

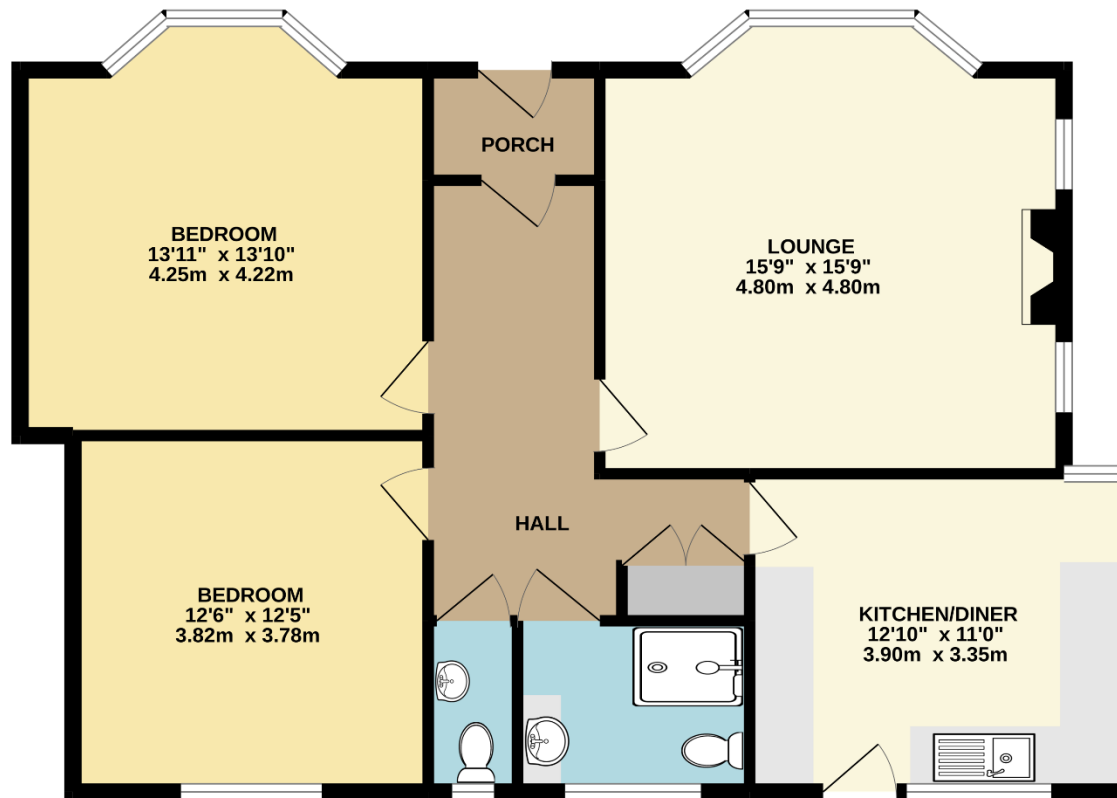
Council Tax Band: C

EPC Rating: 67 | D





GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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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