



Estate Agents



Auctioneers

Parkwood Road, Southbourne, Bournemouth, BH5 2BT

Guide Price £400,000-£425,000 – Freehold

Character Three Bedroom Semi Detached House

**Entrance Hallway | Lounge | Dining Room | Kitchen | Garden Room | Utility & Downstairs W/C
First Floor Landing | Three Bedrooms | Bathroom & Separate W/C | Off Street Parking | Garage | Rear Garden | No Chain**

A character three bedroom semi detached house situated in a most convenient location just 50 yards from the popular shopping parade at Southbourne Grove with its cosmopolitan array of local shops, bars, restaurants and coffee shops, along with local schools and Pokesdown train station - and of course the glorious sandy beaches are under only half a mile away via the picturesque Fishermans Walk.

This cosy cottage has double glazing, gas central heating, two separate reception rooms, garden room, downstairs w/c & utility space, three good sized bedrooms, parking for 4 cars and a rarely available garage! Viewing recommended.

Enter into the hallway with staircase to the first floor and doors to the main rooms. There are two separate reception rooms - a 13' lounge and a 12' dining room plus a modern kitchen with built-in oven & hob and space for other appliances, with a separate utility space and a useful downstairs cloakroom; a conservatory/garden room then leads to the rear garden. Upstairs there are three double bedrooms and a bathroom with separate w/c. Access to loft space from the landing.

Outside, there is off street parking for 4 cars at the front of the property. There is an attached garage with double opening doors and a single door to the garden. The rear garden enjoys a sunny aspect, extends to approx. 25' in length and is mainly laid to patio.

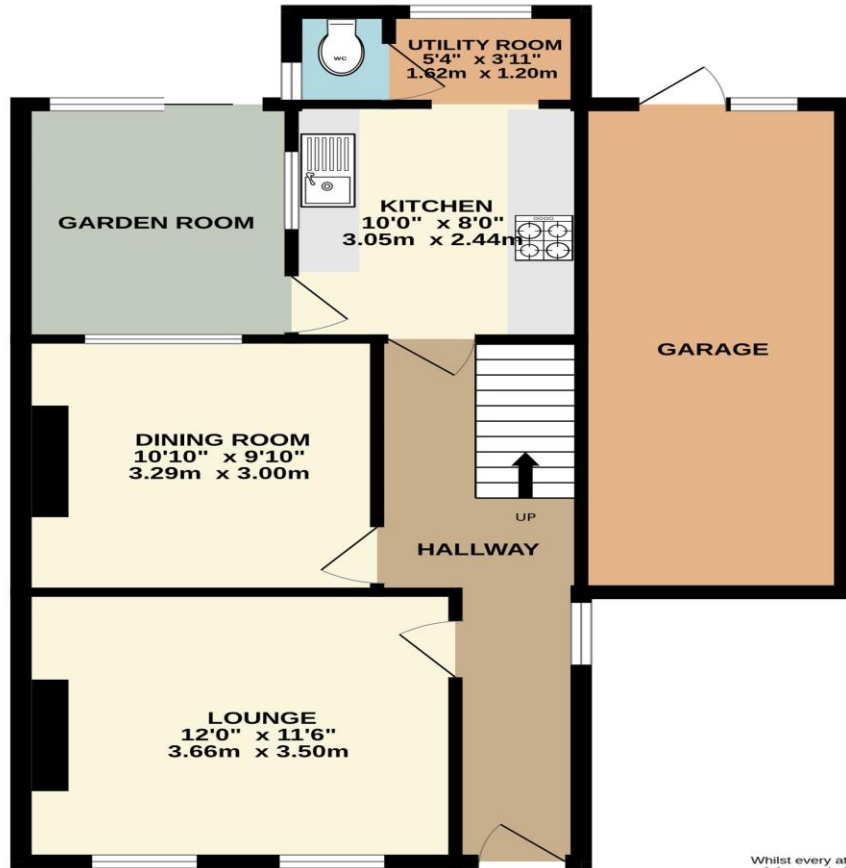
Council Tax Band: C

EPC Rating: to be confirmed

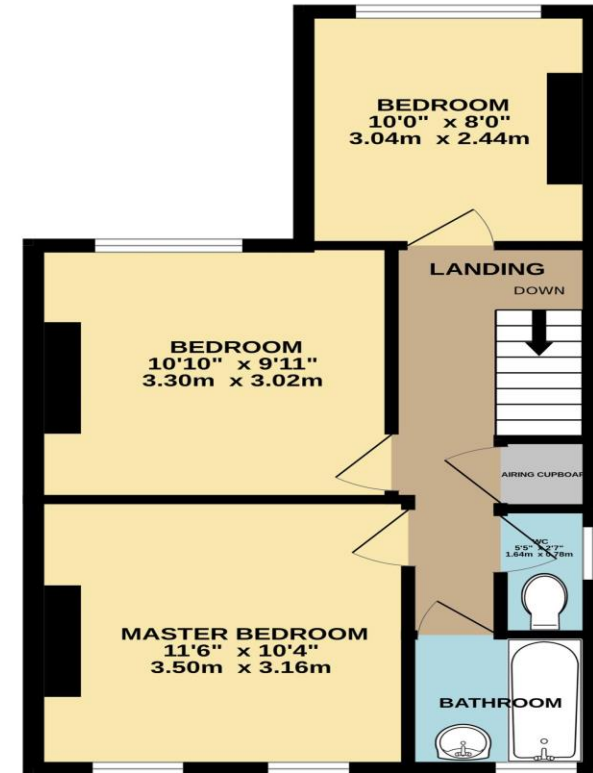




GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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