



Estate Agents



Auctioneers

# Fenton Road, Southbourne, Bournemouth, BH6 5BU

## Guide Price £450,000 – Freehold

**Character Three Bedroom Detached House | Porch | Entrance Hallway | Two Intercommunicating Reception Rooms  
Kitchen/Breakfast Room | First Floor Landing | 17' Master Bedroom | Two Further Bedrooms | Bathroom/WC  
Off Road Parking | Rear Garden**

A larger-style three bedroom detached family home situated in the heart of Southbourne, approximately 1 mile from the ever popular shopping parade at Southbourne Grove with its cosmopolitan array of local traders, coffee shops, bars and restaurants as well as the stunning clifftop and beaches below. The property comes to the market for the first time in over 40 years having been a much loved family home; benefits include double glazing, gas central heating, 26' through lounge, 15' kitchen/breakfast room, 17' master bedroom, attractive rear garden and off street parking to the front. Viewing recommended.

Enter via the porch into the entrance hallway with staircase to the first floor and large understairs storage cupboard - which could be adapted into a downstairs cloakroom if desired. The two original reception rooms have been knocked through to create a bright 26' through lounge with bay window to the front aspect and the 15' kitchen/breakfast room has a good range of units, breakfast bar and space for appliances, plus a door to the garden.

Upstairs there are three excellent sized bedrooms - the 17' master bedroom has a bay window to the front aspect and access to the large boarded loft space. Bedrooms two and three are both good sized doubles and there is a family bathroom which has a three piece suite.

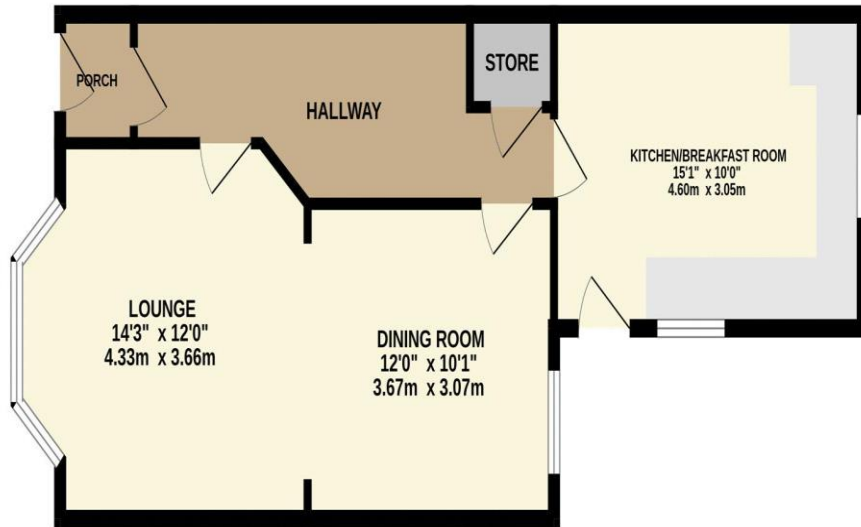
Outside, the front garden has double gates leading to off street parking for one car and mature shrub border. Gated side access. The rear garden extends to approx. 50' in length, and has mature shrub and flower borders, garden shed.

Council Tax Band: D

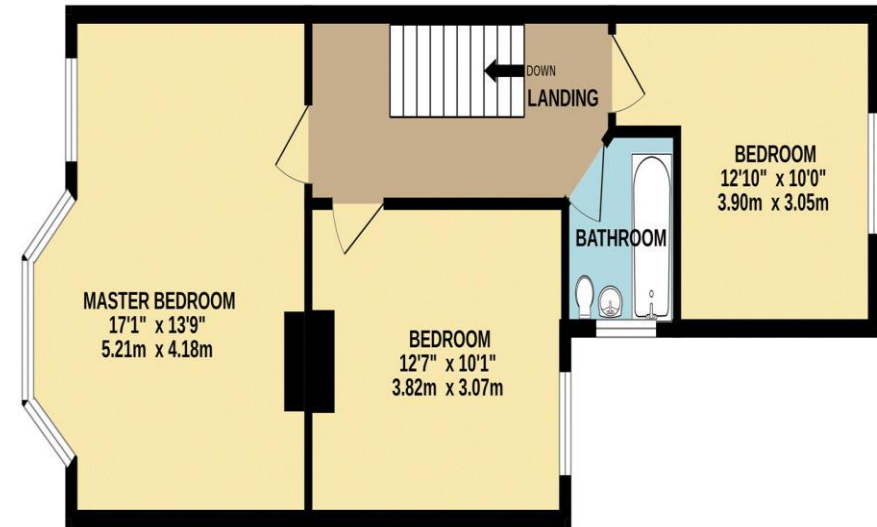




GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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