



Estate Agents



Auctioneers

# Parkwood Road, Southbourne, Bournemouth, BH5 2BS

## £700,000 – Freehold

**Five/Six Bedroom Extended Detached House | Entrance Porch | Hallway | Kitchen | Lounge | Dining Room  
Conservatory | Study | Two Ground Floor Bedrooms | Ground Floor Bathroom | First Floor Landing | Three Double Bedrooms  
Single Bedroom | Shower Room with WC | Further Separate WC | Multiple Off Road Parking | Approx. 80' Rear Garden**

An opportunity to purchase a large 5/6 bedroom detached house set on a large plot in a convenient position for the local shopping parade at Southbourne Grove, with its array of shops, cosmopolitan restaurants, coffee shops and bars; the stunning clifftop and sandy beaches are only half a mile walk via the picturesque Woodland Walk.

This period house features two main reception rooms, two ground floor bedrooms, ground floor bathroom, kitchen, conservatory, four first floor bedrooms, various outhouses, multiple parking and a large rear garden. Now in need of some refurbishment - but would make an ideal large family home, multi generational living or someone wanting ground floor bedroom space/annexe. Viewing recommended.

Enter via the porch into the hallway with stairs to the first floor. There are two separate reception rooms - a 16' lounge to the front aspect and a 15' dining room to the rear - this then leads to the large conservatory. There are two ground floor single bedrooms served by a bathroom and w/c plus an additional study room. The kitchen is to the front of the property, has a window overlooking the front garden and a door to the side. Upstairs there are four rooms, a shower room/wc and a further separate wc. (One of the original bedrooms has been used as kitchen but can easily be converted back).

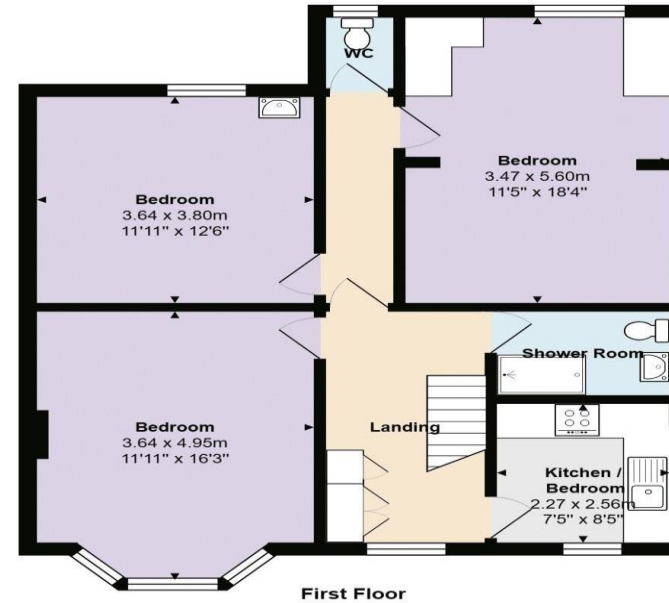
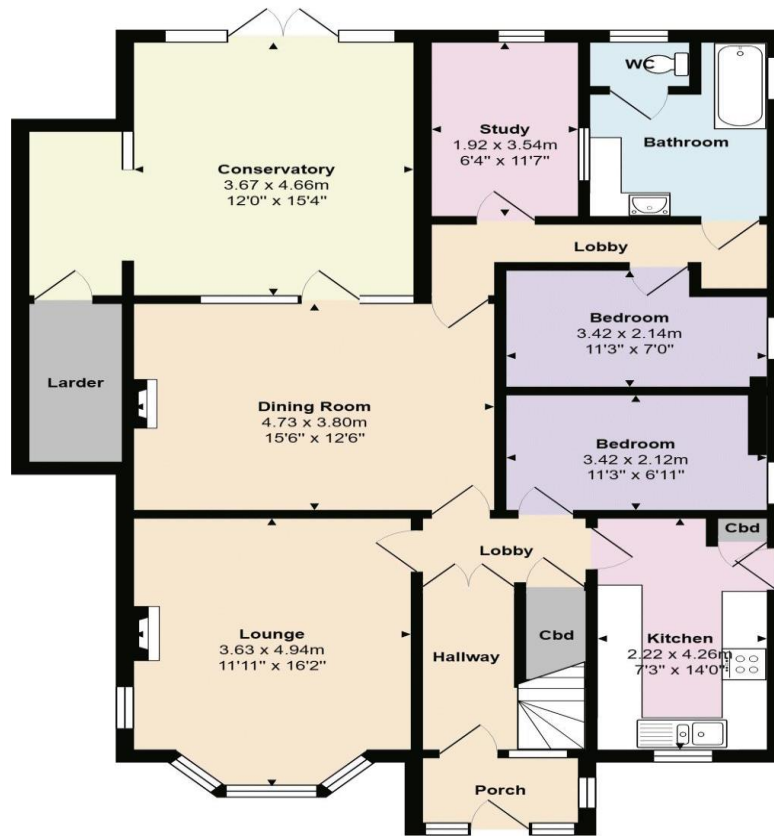
Outside, the property enjoys large grounds, with an overall plot size of approximately 0.16 acre. The front garden has been laid to gravel, providing off road parking for multiple cars. The rear garden extends to approx. 80' in length, has a secluded southerly aspect and has various outhouses/sheds for storage.

Council Tax Band: E

EPC Rating: 57 | D







Ground Floor



Total Area: 196.8 m<sup>2</sup> ... 2119 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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