



Estate Agents



Auctioneers

Livingstone Road, Southbourne, Bournemouth, BH5 2AS

£500,000 – Freehold

Three Double Bedroom Semi Detached Character Cottage

**Entrance Hall | Through Lounge | Dining Room | Kitchen | Downstairs WC | First Floor Landing | Three Bedrooms
Spacious Modern Bathroom | Large Garden | Detached Garage | Off Road Parking**

A three double bedroom character semi-detached period cottage in a sought after location, within 350 yards of Southbourne Grove with its array of shops, restaurants, and coffee shops, with the award winning sandy beaches just beyond. Pokesdown mainline train station is just 500 yards in the opposite direction, giving excellent commuter links to London Waterloo. Features include UPVC double glazing, gas central heating, two spacious reception rooms, modern kitchen, downstairs w/c, three genuine double bedrooms, modern bathroom, lovely rear garden, a garage and off street parking for several cars. Viewing is highly recommended.

Upon entering the property you are greeted with a hallway which has doors leading to all rooms and a staircase to the first floor with storage beneath. To the right hand side is a through lounge/sitting room with feature fireplace and French doors leading to the garden; to the left is the dining room which has an original fireplace (would need lining to make it useable again). To the rear of the house is a modern fitted kitchen which has a window overlooking the garden. There is also a useful downstairs W.C and ample storage to the rear.

The first floor comprises of three good sized bedrooms; the master bedroom has built-in wardrobe space and a fireplace. There is a generously sized four piece bathroom suite, again with ample storage.

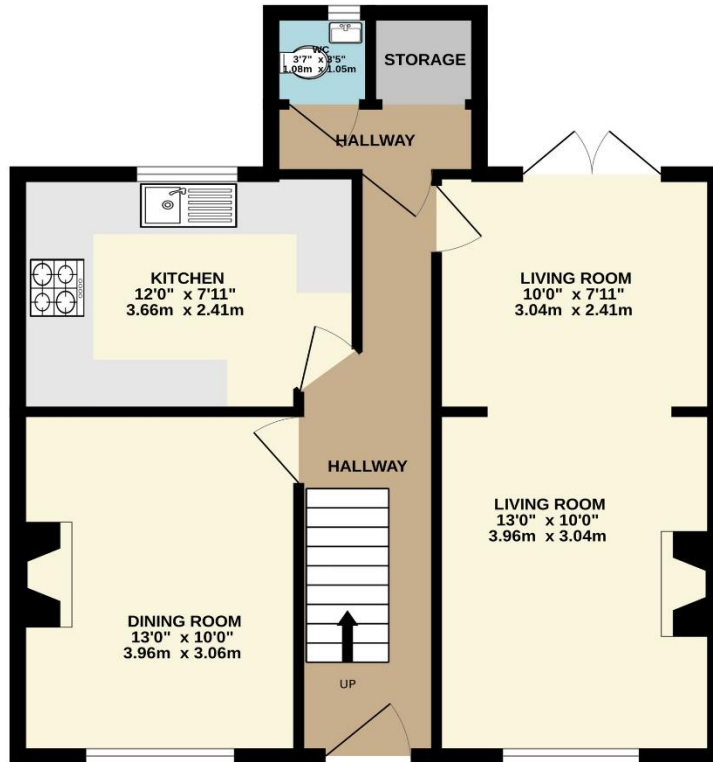
The sunny yet secluded rear garden is mainly laid to lawn with mature shrub borders and a sandstone patio area. There is a summer house at the bottom of the garden. To the front there is a gated driveway providing off road parking and leading to the DETACHED GARAGE.

Council Tax Band: C

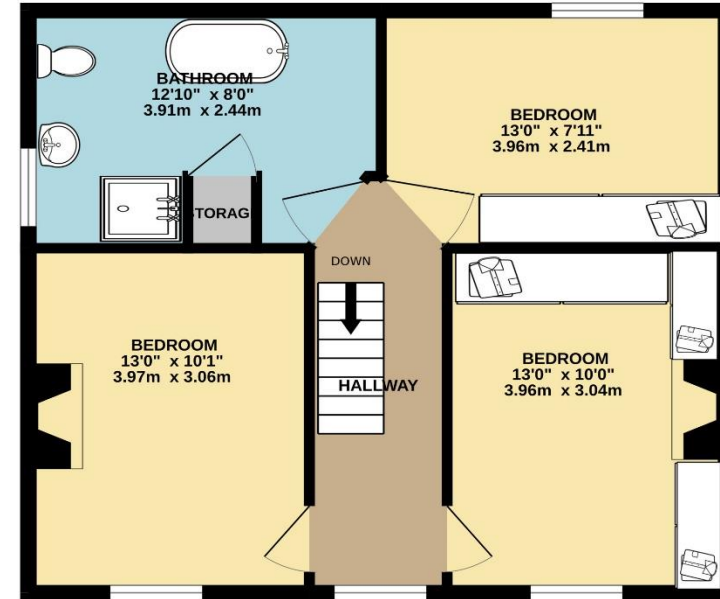




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

