



Estate Agents



Auctioneers



# Rosebery Road, Pokesdown, Bournemouth, Dorset, BH5 2JH

## Guide Price £550,000 – Freehold

### Four Bedroom, Three Reception Room Detached House

**Porch | Entrance Hallway | Downstairs W/C | Lounge | Dining Room | Breakfast Room | Kitchen | Conservatory  
First Floor Landing | Four Bedrooms | Shower Room & Separate WC | Front, Side & Rear Gardens | Garage & Driveway  
No Chain**

A rare opportunity to purchase a character four bedroom detached house set on a bold corner plot and situated in a most convenient location for the popular shopping parades at Southbourne Grove & Pokesdown; there are excellent local schools nearby and the property is located within 1 mile of the stunning clifftops and sandy beaches below. The property boasts character features and spacious room sizes throughout, and in our opinion would make a fine family home. Benefits include double glazing, spacious entrance hallway, three reception rooms, downstairs w/c, four double bedrooms, garage and parking - plus gardens to three sides. Viewing is highly recommended.

Enter via the porch into the most spacious entrance hallway with original ornate stained glass front door and side panels, turning staircase to the first floor and large understairs cupboard. To the front is the 13' x 13' lounge with double glazed bay window and fireplace, which leads to the 13' x 12' dining room with bay window to the side aspect. The breakfast room then leads to the kitchen which is fitted with a range of wall and base units; there is a rear conservatory/sun room with sliding doors to the garden. Upstairs, from the landing there are four genuinely good sized double bedrooms and a shower room with separate w/c. There is access to loft space from the landing.

Outside, front and side gardens with mature shrubs. The rear garden enjoys a pleasant south facing and secluded aspect, mainly laid to lawn with flower and shrub borders. There is a Detached Garage to the rear with parking for one car behind double gates, plus a shed/workshop.

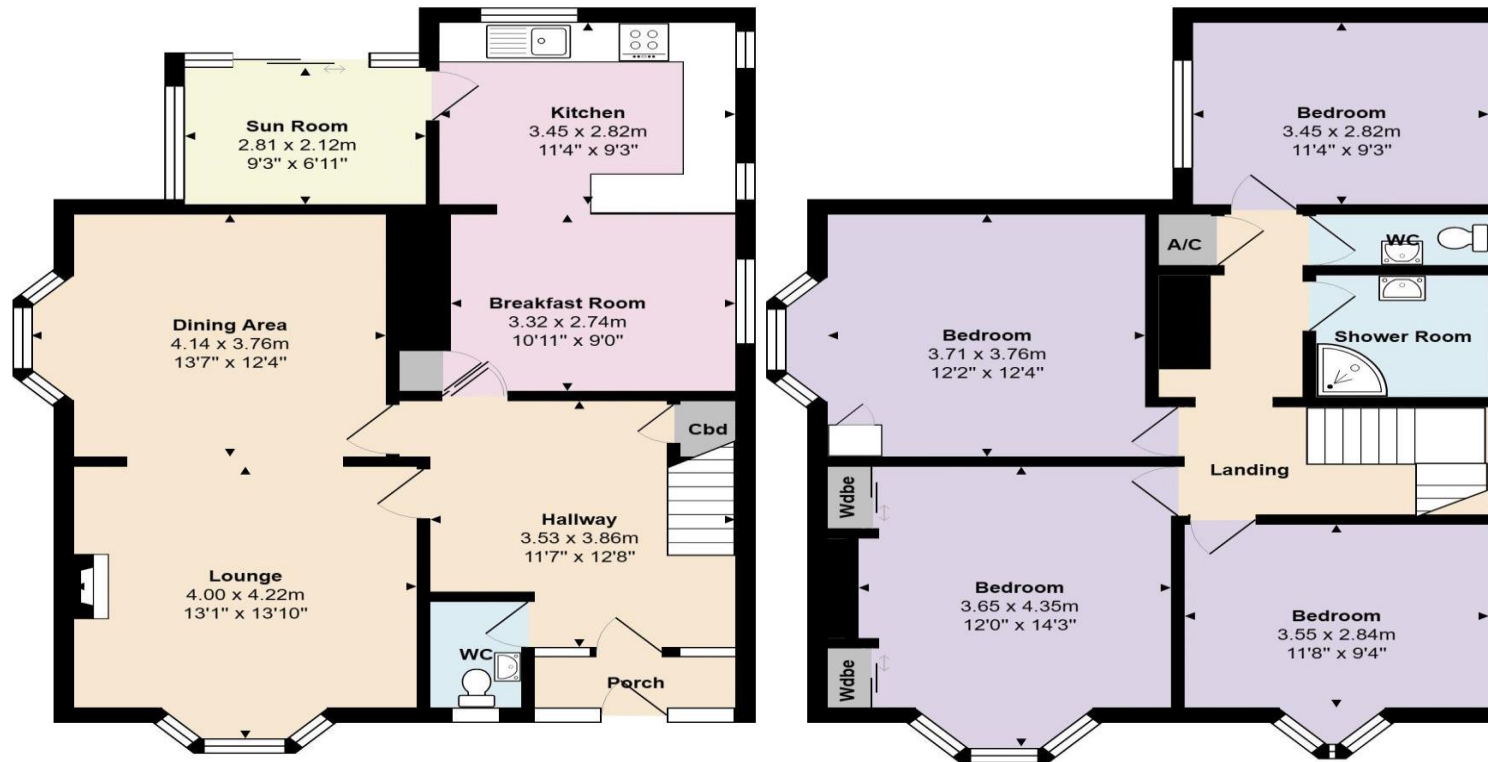
Council Tax Band: D











Ground Floor

First Floor



Total Area: 148.9 m<sup>2</sup> ... 1602 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.

**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

