



Estate Agents



Auctioneers

Parkwood Road, Southbourne, Bournemouth, Dorset, BH5 2BN

£475,000 – Freehold

**Character Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen/Breakfast Room | W/C
First Floor Landing | Three Double Bedrooms | Box Room/Study | Bathroom & Separate W/C
Approx. 80' Rear Garden | No Chain**

A larger-style period detached house situated in a most convenient location for the vibrant shopping parade at Southbourne Grove with its array of independent shops, coffee shops, bars and cosmopolitan restaurants; the stunning clifftops and award winning sandy beaches are just half a mile walk via the picturesque Fishermans Walk. The property offers spacious accommodation of 1395 sqft coupled with an impressive 80' rear garden and benefits from original character features throughout. Now in need of complete modernisation - the property has the potential to be a fabulous family home once again. No Chain.

Enter into the spacious hallway with staircase to the first floor and understairs cupboard. To the front aspect is the 15' lounge with bay window and feature fireplace; the separate dining room faces the rear and also has a feature fireplace. The 12' kitchen/breakfast room has a range of wall and base units, window and a door to the garden; there is a useful utility room with space for appliances plus a large walk-in pantry.

Upstairs, from the impressive landing there are three genuine double bedrooms plus a further box room or study. There is a bathroom and a separate w/c. Access to large loft space.

Outside, the rear garden is mainly laid to lawn, extends to approx. 80' in length and enjoys a sunny aspect. Gated side access.

Council Tax Band: D

EPC Rating: 21 | F







Total Area: 129.6 m² ... 1395 ft²
 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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