



Estate Agents



Auctioneers

Collingbourne Avenue, Southbourne, Bournemouth, Dorset, BH6 5QS

Guide Price £400,000 - £425,000 Freehold

**Three Bedroom Semi Detached House | Entrance Lobby | Reception Room | Modern Kitchen/Diner | Conservatory
Downstairs W/C | First Floor Landing | Three Bedrooms | Modern Bathroom | Off Street Parking | Landscaped Rear Garden**

A superbly presented 3 bedroom semi-detached family home situated in a quiet location just a short walk from local shops at Iford, riverside walks along The Stour and Iford Playing fields. Tesco Extra supermarket is within easy reach, as are the major employers of Bournemouth hospital and JP Morgan; the A338 gives swift access into Bournemouth town centre. The property benefits from double glazing and gas central heating.

Enter into the entrance lobby with stairs to the first floor, door to 14' reception room with front aspect window, feature electric fireplace with LED lighting and stripped wood flooring. The kitchen/diner measures 14' in length and is fitted with a good range of cream-gloss units and has space for all appliances; a further lobby leads to the downstairs w/c, and large understairs storage cupboard plus a door to the side access. The stylish rear conservatory has a tiled floor and French doors leading to the garden.

Upstairs, from the landing there are 3 good sized bedrooms and a modern bathroom comprising bath with shower over, w/c and basin, with complementary tiling. Access to loft space from the landing.

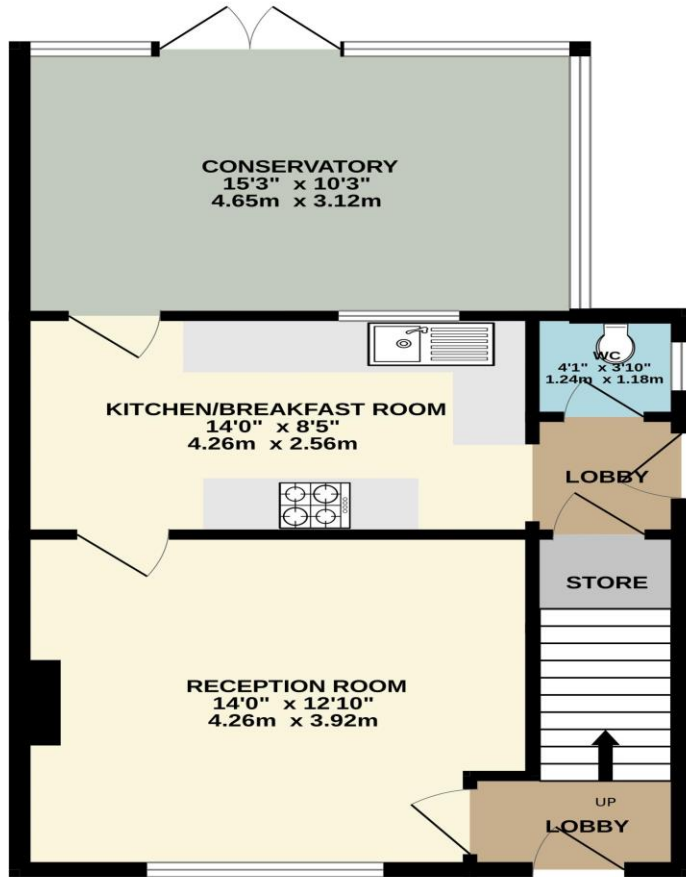
Outside, concrete driveway providing off street parking. The front garden is laid to decorative gravel with mature shrubs. The rear garden extends to approx. 40' in length and is a real stand-out feature of the property with its large porcelain patio areas, contemporary slatted fence panels, water feature, artificial grass, raised planters and enjoying a secluded and very sunny southerly aspect. Large shed.

Council Tax Band: C

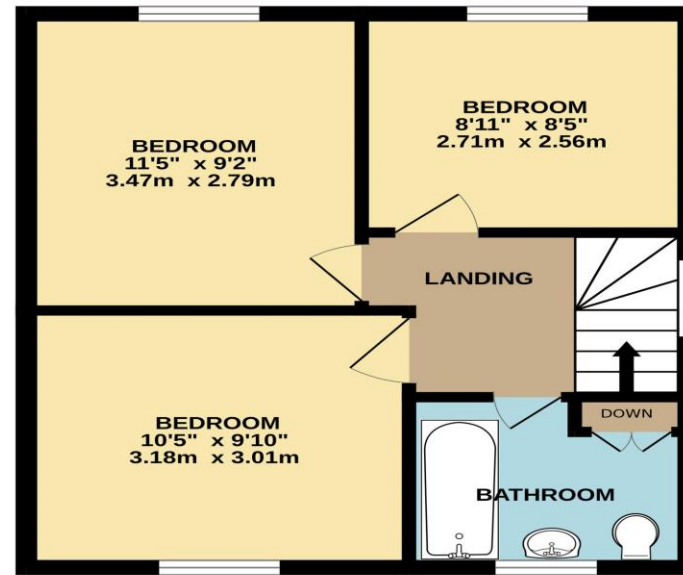




GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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

