



Estate Agents



Auctioneers

# Stourvale Road, Southbourne, Bournemouth, BH5 2LA

## £375,000 – Freehold

**Two Bedroom Semi-Detached Cottage | Porch | Entrance Hallway | 27' Through Lounge | Kitchen  
First Floor Landing | Two Double Bedrooms | Bathroom | Garage & Parking | Rear Garden | No Chain**

This character two bedroom cottage is situated in a great location just a short walk from the popular shopping parade at Southbourne Grove with its array of bars, independent shops, restaurants and coffee shops along with the train station at Pokesdown giving access into Bournemouth and London. The property benefits from UPVC double glazing, gas central heating, 27' through lounge, modern kitchen, two double bedrooms, modern family bathroom and a secluded rear garden.

Enter via the porch and then into the hallway, where there is a storage cupboard and stairs to the first floor. The spacious through lounge has a double glazed window to the front, fireplace and French doors leading to the rear garden. The kitchen is fitted with an extensive range of wall and base units with contrasting worksurfaces over, built-in oven and hob and space for all other appliances. Upstairs there are two generous double bedrooms and a spacious bathroom with white suite of corner bath, separate shower unit, w/c and basin with fully tiled walls.

Outside, Front garden and driveway providing off road parking for one car in front of the garage. Garage with rear door giving access to the rear garden. The secluded rear garden enjoys a sunny aspect and is laid to lawn with a patio area. Brick built storage shed.

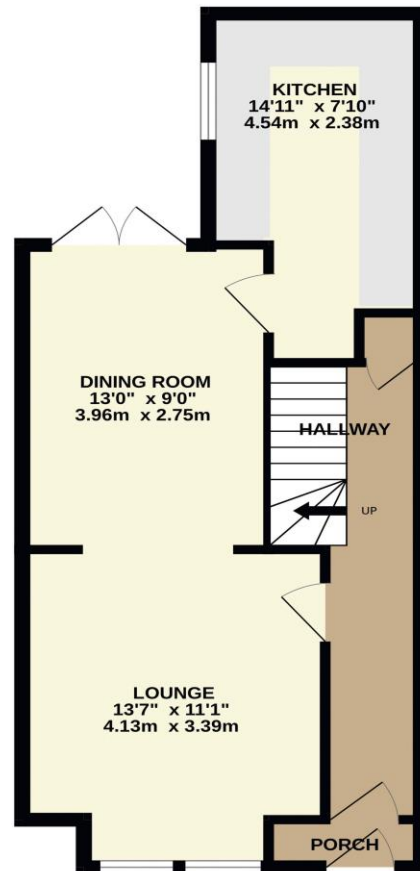
Council Tax Band: B

EPC Rating: 65 | D



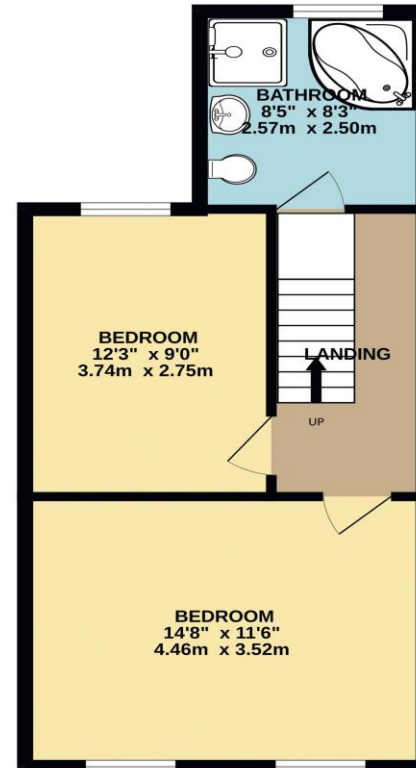


GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA: 879 sq.ft. (81.6 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

