

Estate Agents



Auctioneers



## **Saxonbury Road, Tuckton, Bournemouth, BH6 5ND** **Guide Price £425,000 Freehold**

Detached Two Bedroom Bungalow | Hallway | Reception Room  
Two Double Bedrooms | Bathroom | Separate W/C | Kitchen/Breakfast Room  
Driveway & Garage | Front and Rear Gardens | No Chain

# Saxonbury Road, Tuckton, Bournemouth, BH6 5ND

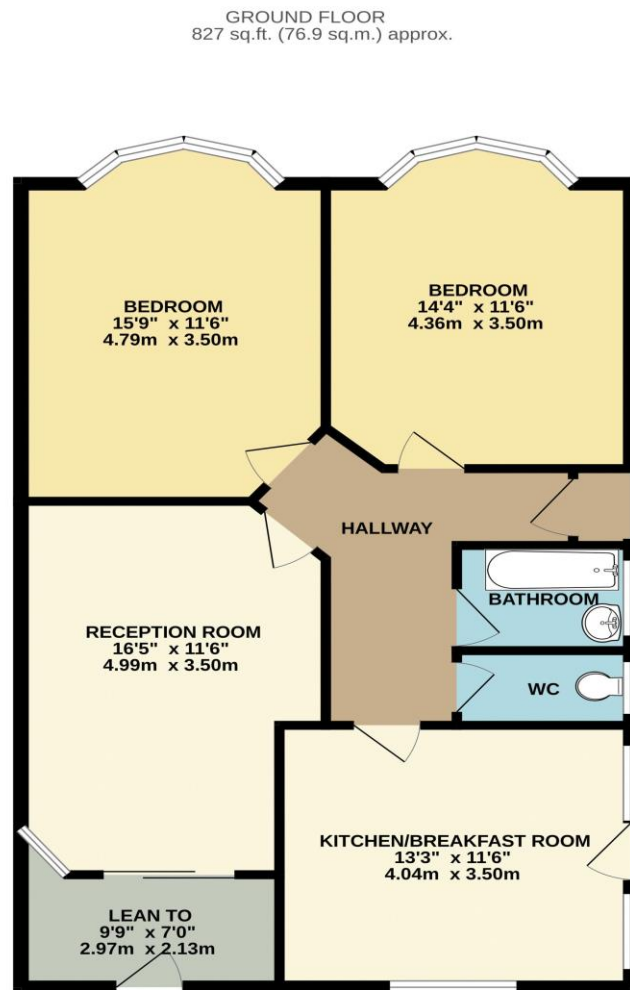
## Guide Price £425,000 Freehold

A rare opportunity to purchase a two bedroom detached bungalow situated in a great location, just a short walk from the local shops at Tuckton and the picturesque River Stour. The property is now in need of some modernisation but features UPVC double glazing, gas central heating, 16' reception room, 13' kitchen and a 40' rear garden. There is huge potential to extend the property to the side, to the loft and to the back (subject to planning permission), as other neighbouring properties have done. Viewing recommended - No chain.

Enter via the front door and into the hallway, with access to the large loft space. To the front aspect there are two large double bedrooms both with bay windows. The 16' reception room is at the rear of the property and has sliding doors leading to a lean-to and access to the garden. The bathroom has a bath and basin and there is a separate w/c. The 13' kitchen/breakfast room is fitted with a basic range of units and has windows to the side and rear, plus a door to the side access.

Outside, the front garden is laid to lawn and driveway providing parking for multiple cars. Gated access to rear garden. There is a Detached Garage, requiring updating. The rear garden extends to approx. 40' in length, laid to lawn with mature flower and shrub borders.

Council Tax Band: D



TOTAL FLOOR AREA: 827 sq.ft. (76.9 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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