



Estate Agents



Auctioneers

# Herberton Road, Southbourne, Bournemouth, Dorset, BH6 5HX

## £450,000 – Freehold

### Two Bedroom, Two Reception Room Detached Bungalow

**Entrance Hallway | Lounge | Dining Room | Two Double Bedrooms | Kitchen/Breakfast room | Modern Shower Room & W/C  
Detached Garage & Driveway | Front & Rear Gardens | No Chain**

A rare opportunity to purchase a spacious two bedroom, two reception room detached bungalow in the heart of Southbourne, just a few minutes walk from the bustling high street with its array of independent shops, coffees bars and cosmopolitan restaurants as well as the stunning clifftop and award winning sandy beaches below. The property features UPVC double glazing, gas central heating, two intercommunicating reception rooms, modern kitchen/breakfast room, two double bedrooms, modern shower room plus additional w/c, detached garage and driveway for 3/4 cars, large front garden with south facing patio area and rear garden with raised terrace. No chain - Viewing recommended.

Enter via the side door into the hallway. The bright and spacious 15' x 13' lounge has large French doors leading to the front patio area, a feature fireplace and an archway opens to the dining room. The modern 12' kitchen/breakfast room overlooks the rear and has a door to the rear terrace - it is fitted with a good range of modern wall and base units with built-in oven & hob and space for table and chairs. The 17' main bedroom has a large bay window to the front aspect and bedroom two faces the rear. There is modern shower room comprising shower, w/c and basin with stylish tiling, plus an additional separate w/c. Access to loft space from hallway.

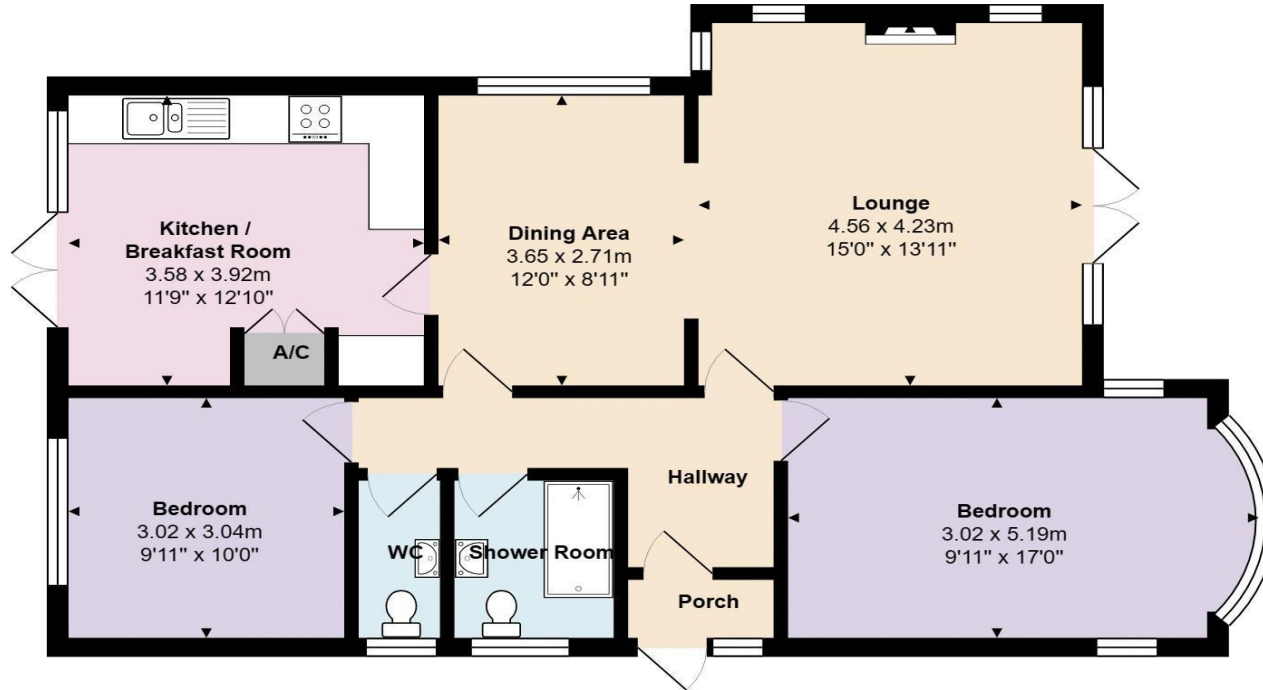
Outside, the front garden is secluded from the road and laid to patio area for ease of maintenance. French doors from the lounge provide access to this patio which enjoys a secluded yet southerly sunny aspect - perfect for seating area. The rear garden has a raised terrace with steps down to the lawn area. Detached Garage with up and over door.

Council Tax Band: D

EPC Rating: F







Total Area: 85.1 m<sup>2</sup> ... 916 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.

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