



Estate Agents



Auctioneers

# Kimberley Road, Southbourne, Bournemouth, BH6 5EX

## Guide Price £550,000 – Freehold

**Three Double Bedroom, Two Bathroom Detached Period House in the Heart of Southbourne**  
**Porch | Entrance Hallway | Downstairs W/C | Lounge | Kitchen/Breakfast Room | Dining Room/Snug**  
**Conservatory/Utility Room | First Floor Landing | Master Bedroom with En-Suite Shower Room**  
**Two Further Double Bedrooms | Family Bathroom | Off Street Parking | Garden**

A fine example of a larger-style character three double bedroom, two bathroom detached house set in a quiet residential road in the heart of Southbourne and featuring beautifully presented, spacious accommodation throughout. The property retains its original charm whilst benefiting from features such as a tiled roof, UPVC double glazing, gas central heating, ground floor cloakroom, modern kitchen/breakfast room with conservatory/utility room, two separate reception rooms, master bedroom with en-suite plus two further double bedrooms, family bathroom, off street parking for 2 cars and a 60' rear garden. Viewing recommended.

Enter via the porch and then the original stained glass front door into the impressive hallway with staircase to the first floor and a useful under stairs cloakroom. To the front aspect is the lounge with bay window and a feature fireplace. To the rear is the spacious kitchen/breakfast room fitted with an extensive range of wall and base units, having contrasting worksurfaces over and ample space for a table and chairs, plus French doors to the garden; to the side is a UPVC conservatory which houses the washing machine & dryer and also gives access to the garden and the side passageway. There is also a cosy dining room/snug.

Upstairs, from the generous landing there are three genuine double bedrooms. The master bedroom has fitted wardrobes and its own en-suite shower room and wc. There is also a family bathroom with claw foot cast iron bath, w/c and basin. Access to loft space from the landing.

Outside, to the front of the property there is block-paved off street parking for 2 cars and there is a gated side access. The rear garden measures approx. 60' in length, is mainly laid to lawn with sandstone patio area. At the bottom of the garden there is a childrens' play area laid to gravel and a gated rear access. Ample space/potential for garage or summerhouse if so desired.

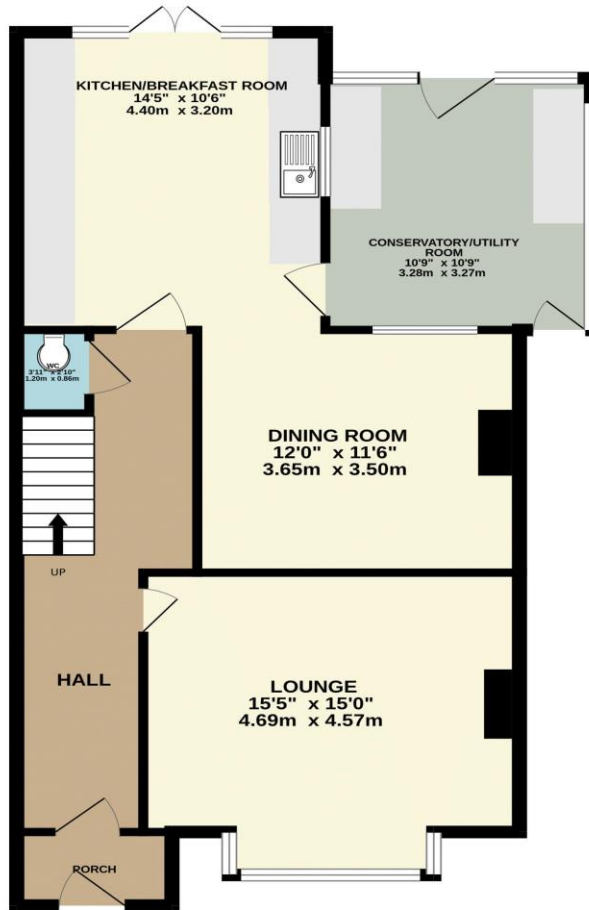
Council Tax Band: D

EPC Rating: to be confirmed





GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.9 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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**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

