



Estate Agents



Auctioneers

Kimberley Road, Southbourne, Bournemouth, BH6 5BY

Guide Price £450,000 – Freehold

Three Bedroom Detached House

**Entrance Hallway | Downstairs WC | Lounge | Second Reception Room | Modern Kitchen
Stairs leading to First Floor Landing | Three Bedrooms | Modern Bathroom | Rear Garden | Off Road Parking**

A well presented three bedroom detached family home located in the heart of Southbourne, just half a mile from Southbourne Grove with its array of shops, restaurants, bars and coffee shops - and the award winning sandy beaches are just beyond. The property benefits from UPVC double glazing, gas central heating, two spacious reception rooms, modern kitchen, downstairs w/c, three good sized bedrooms, modern bathroom, off street parking and a good sized rear garden. Viewing recommended.

Upon entering the house you are greeted by a hallway giving access to all rooms, a staircase to the first floor and door to an understairs w/c. There is a good sized reception room/dining room at the front of the property, and a second reception room to the rear which has French doors leading out to the garden. The modern fitted kitchen has a range of white-gloss units with contrasting worktops and an integrated oven & hob; there is space for a washing machine and free standing fridge/freezer. The first floor comprises of three double bedrooms all enjoying a good amount of natural light. There is also a family bathroom, comprising of a bathtub, basin and WC - this room also benefits from lots of natural light as there are two windows.

Outside, the private rear garden is laid to shingle and artificial grass for ease of maintenance and enclosed by fencing; a gate could be installed to give access to the rear alleyway giving an easy option for storage. The front of the property has a driveway providing off road parking for several cars.

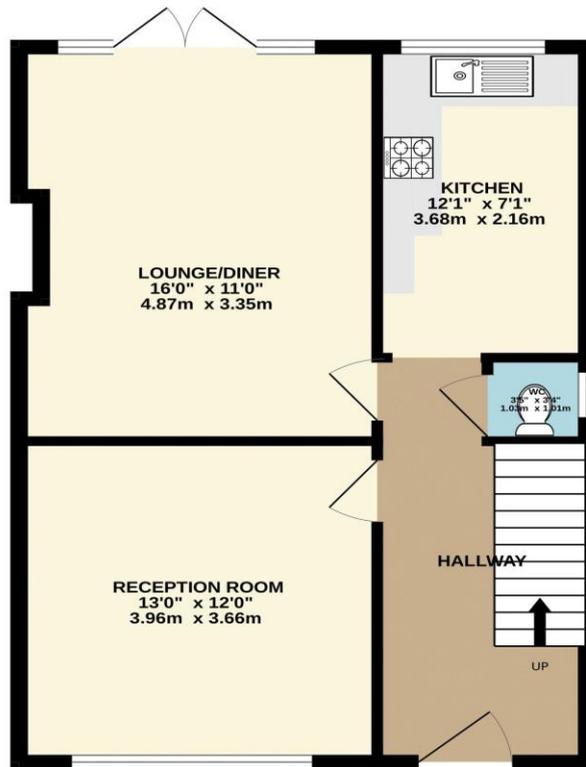
Council Tax Band: D

EPC Rating: to be confirmed

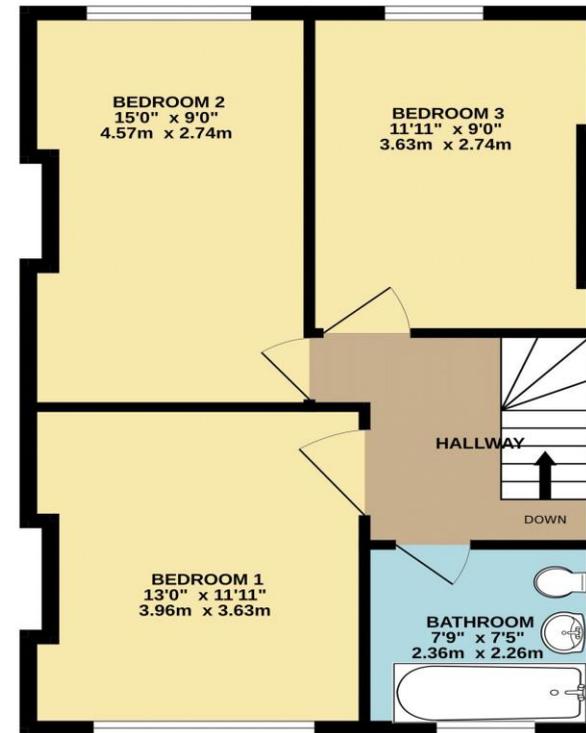




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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