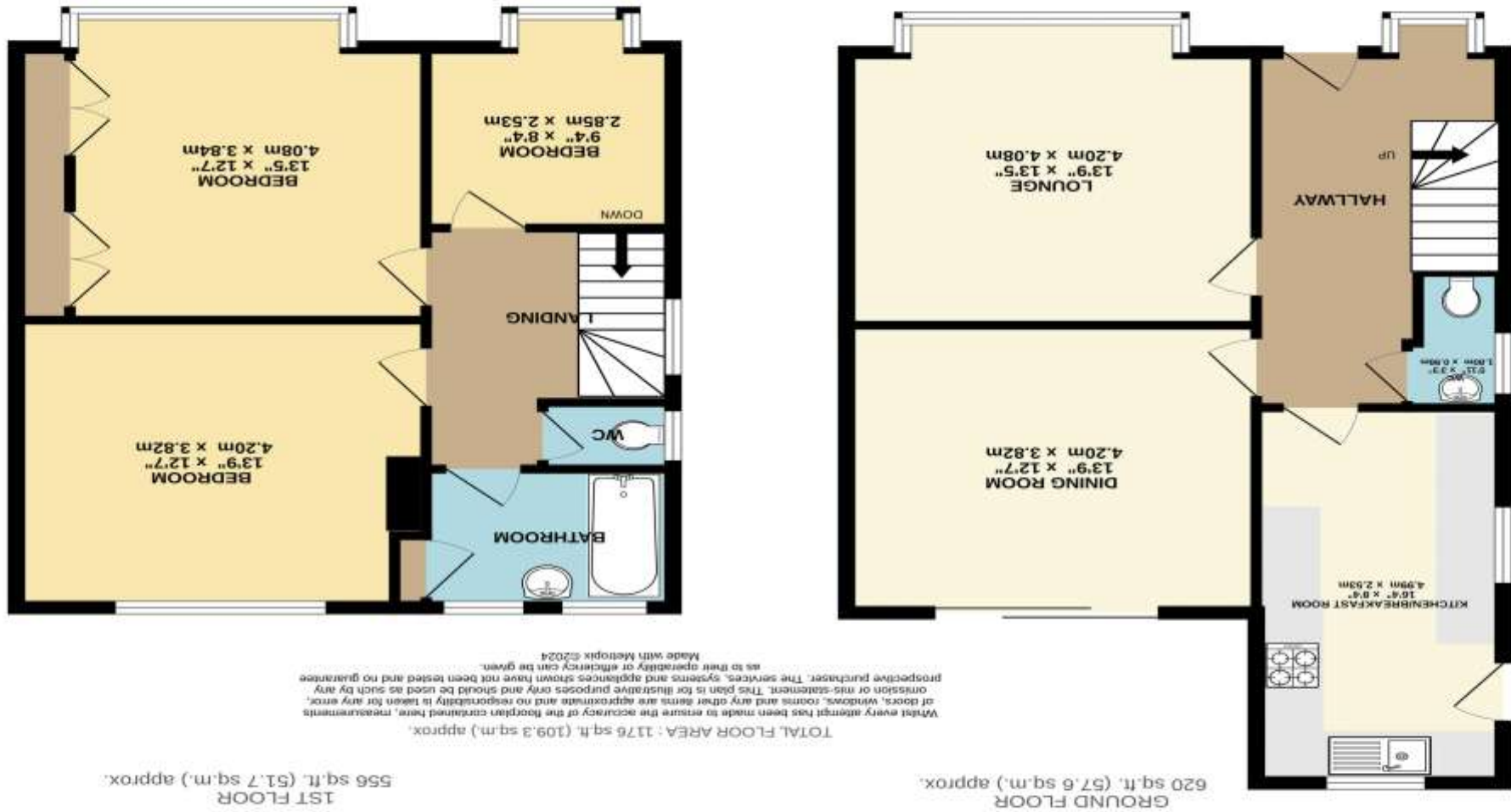




Estate Agents



Auctioneers



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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# Corhampton Road, Boscombe East, Bournemouth, BH6 5NX

**GUIDE PRICE £475,000 - £500,000 – Freehold**

**Spacious Three Bedroom Detached House | Entrance Hallway | Downstairs WC | Lounge | Dining Room  
Kitchen/Breakfast Room | First Floor Landing | Three Bedrooms | Bathroom | Off Road Parking | Garage & Driveway  
Rear Garden | No Chain**

## GUIDE PRICE £475,000 - £500,000

This spacious and well-presented three-bedroom detached house is located in a quiet residential area near local shops at Pokesdown Hill. It is also just a short distance from the popular shopping parade at Southbourne Grove, with the clifftops and award-winning sandy beaches nearby. Additionally, the property is close to Riverside walks in Iford, Pokesdown train station, and major employers such as Bournemouth Hospital and JP Morgan. The house features generously sized rooms throughout and benefits from UPVC double glazing and gas central heating. It includes a spacious hallway with a ground-floor cloakroom, two separate reception rooms, a 16-foot kitchen/breakfast room, three good-sized bedrooms, a family bathroom with a separate WC, off-street parking, a garage, and a rear garden. There is no chain.

As you enter, you'll find a surprisingly spacious hallway with a character bay window and wooden flooring, along with a useful ground-floor cloakroom. The cosy yet well-proportioned lounge, located at the front of the house, includes a gas fireplace and a bay window. At the rear, the separate dining room features sliding patio doors that lead to the garden. The 16-foot kitchen/breakfast room is fitted with an extensive range of wall and base units, contrasting work surfaces, a built-in oven and hob, and space for a washing machine, dishwasher, and fridge/freezer. Upstairs, there are three good-sized bedrooms and a family bathroom that includes a bath and wash basin, along with a separate WC. Access to the loft space is available from the landing.

Outside, the front garden is designed for easy maintenance, and there is off-road parking for one car. There is a gated driveway with side access leading to the detached garage. The rear garden is mainly laid to lawn with a patio area and enjoys a sunny southerly aspect.

Tenure: Freehold  
EPC Rating: 56 | D  
Council Tax Banding: D

