



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Shelton Road, Southbourne, Bournemouth, BH6 5EZ

£499,500 – Freehold

Three Bedroom Detached House

**Entrance Porch | Entrance Hallway | Downstairs W/C | Through Lounge/Diner | Conservatory | Kitchen | First Floor Landing
Three Bedrooms | Shower Room | Landscaped Rear Garden | Workshop/Home Office | Off Road Parking**

A good sized three bedroom detached family home located in the heart of Southbourne and offered to the market with no onward chain. The property lies within the coveted Stourfield School catchment area and is within easy reach of Southbourne Grove with its array of independent shops, bars and restaurants; with the stunning clifftops and award winning sandy beaches just beyond. Benefits include Solar Panels (owned, not leased), gas central heating and double glazing.

The entrance porch provides space for coats & shoes, and leads into the good sized hallway which has an understairs cupboard; there is also a downstairs w/c. The 29' lounge/dining area benefits from Karndean flooring, a feature fireplace and double opening French doors lead to the conservatory. The modern fitted kitchen has a large window and side door leading to the rear garden.

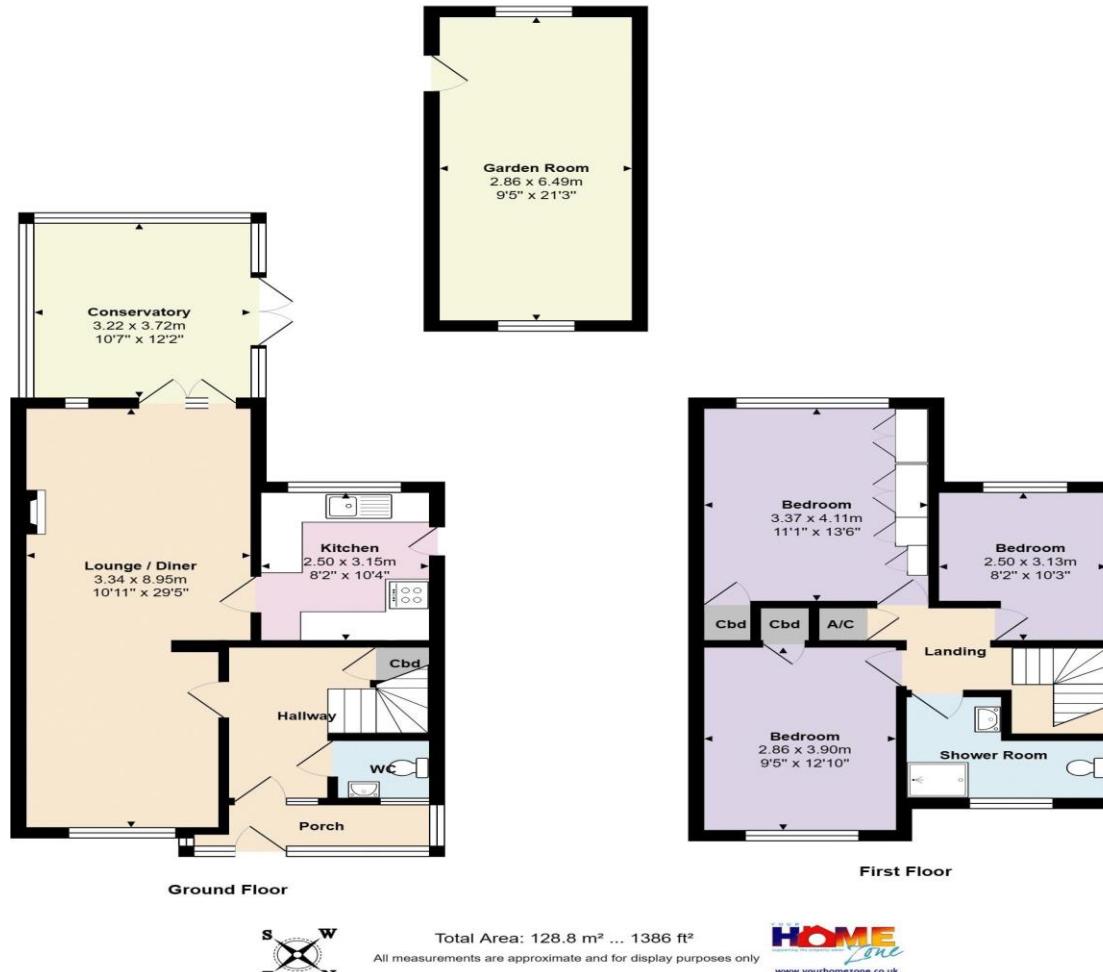
Upstairs there are three good sized bedrooms with the master bedroom having built-in wardrobes; bedroom two has a storage cupboard. There is also a modern spacious shower room.

The rear garden has recently been landscaped to a high standard with artificial grass. Also within the garden is an insulated brick outbuilding which has power, light & windows - so could be used as a home office, workshop or gym. The front garden has mature shrubs and off road parking.

Council Tax Band: D







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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