



Estate Agents

**RICHARD
GODSELL**
Est.1928

Auctioneers

Northey Road, Southbourne, Bournemouth, BH6 5LR

Guide Price £375,000 – Freehold

**Three Bedroom Semi Detached House | Entrance Hallway | Kitchen/Breakfast room | Reception Room
Downstairs W/C & Tool Shed/Utility | First Floor Landing | Three Bedrooms | Shower Room
Front & Rear Gardens | No Chain**

A realistically priced three bedroom semi-detached family home situated in a quiet location in Southbourne. The property features double glazing, 21' reception room, 11' kitchen/breakfast room, three good sized bedrooms, modern shower room and a lovely rear garden. Now in need of some modernisation - the house represents an ideal opportunity to get on the property ladder. No Chain - Viewing recommended.

Enter via the front door into the spacious hallway with understairs storage and doors to the main reception room. This bright and spacious room has a feature fireplace, windows to the front aspect and French doors to the rear garden. The 11' kitchen has a good range of units, space for appliances and also space for a dining table & chairs; double doors then lead to a useful lobby area giving access to the garden, plus a downstairs w/c and large workshop/tool shed.

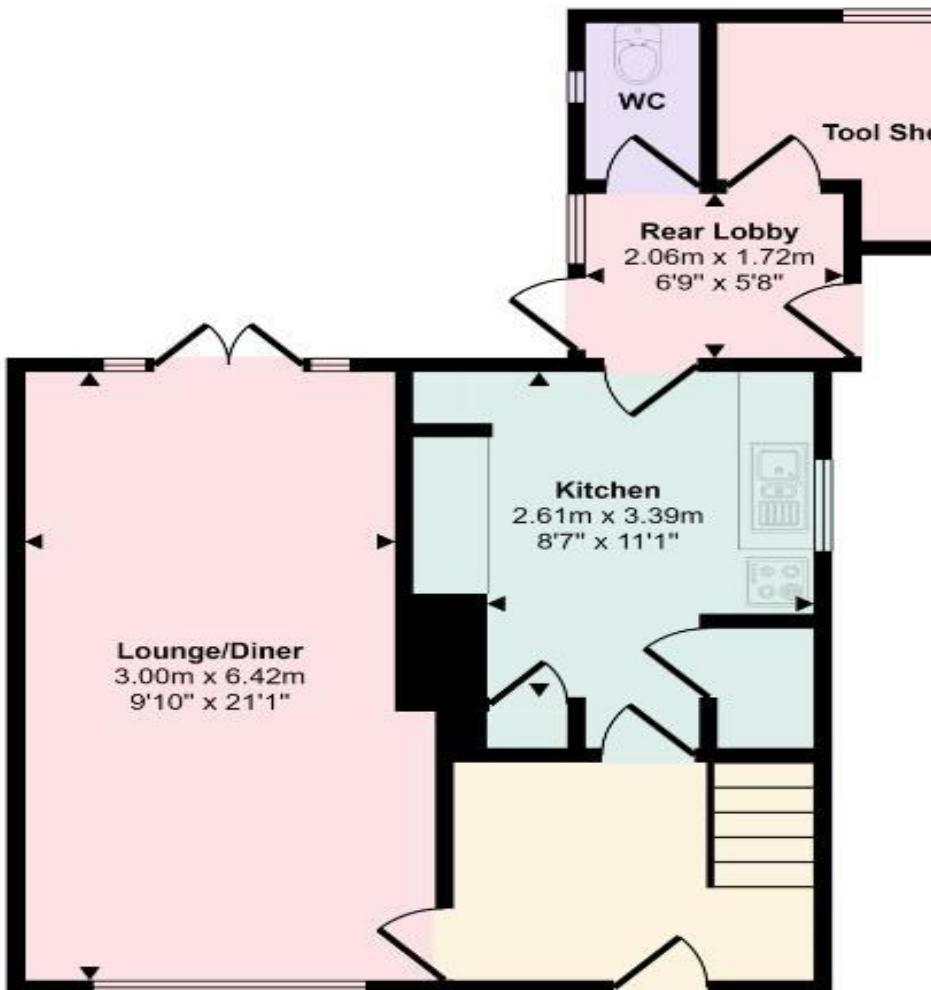
Upstairs all three bedrooms are a good size, with two having built-in wardrobes. There is also a modern shower room with shower cubicle, basin and w/c with stylish tiling.

Outside, the rear garden is a great feature of the property being approx. 40' in length, south facing and secluded - with patio area and large lawn surrounded by mature flower and shrub borders. Gated side access. The front garden has been laid to paving for ease of maintenance - This could be adapted to provide multiple off street parking if desired (STPP).

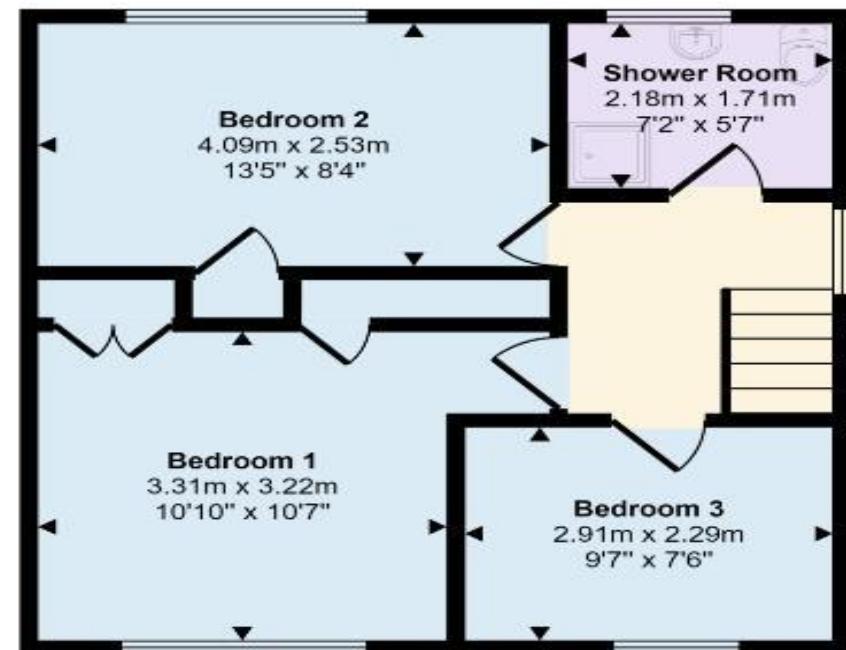
EPC Rating: 11 | G







Ground Floor



First Floor

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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