



Estate Agents



Auctioneers

Fenton Road, Southbourne, Bournemouth, Dorset, BH6 5BU

Guide Price £415,000

Three Bedroom Semi Detached House | Entrance Hall | Living Room
Kitchen/Dining Room | Downstairs WC | Garden Room | First Floor Landing
3 Bedrooms | Family Bathroom | Well Maintained Rear Garden

A well presented three bedroom semi detached house. The property is located in the heart of Southbourne just 1/2 mile to the vibrant Southbourne Grove shopping area and beaches as well as the excellent Stourfield School. The house has been well maintained and is presented in excellent condition throughout; modern benefits include UPVC double glazing, gas fired central heating, excellent decoration and carpeting throughout. Viewing is highly recommended.

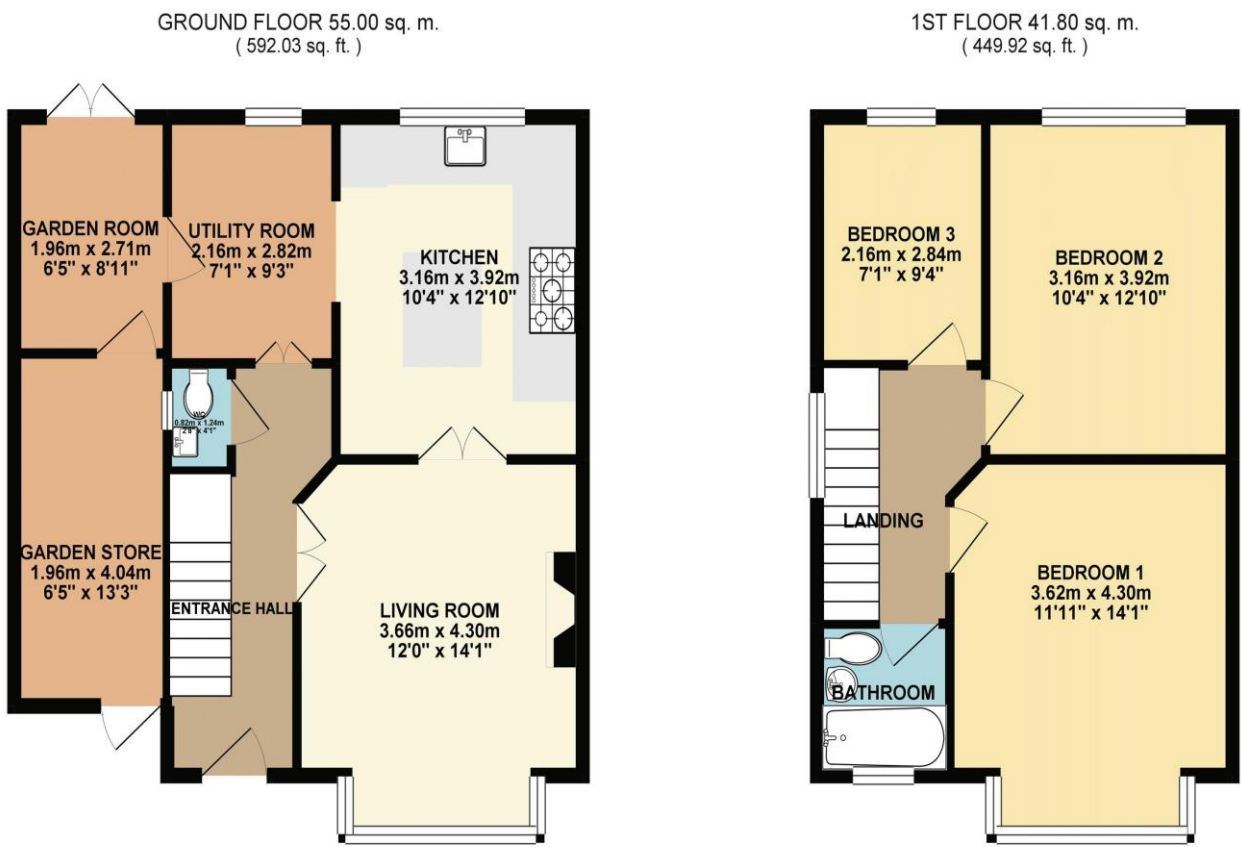
As you enter the house via the porch, the hallway has stairs rising to the first floor and there is ample under stairs storage space and a guest cloakroom. Double doors lead through to the well presented lounge with feature fireplace and bay window to the front aspect. The recently fitted and pleasing kitchen has a range of modern units and a central island breakfast bar - this leads directly into the dining area.

Upstairs there are three excellent sized bedrooms and a well presented family bathroom.

Outside there is off street parking and a side entrance to an extensive storage area/garden room. The rear garden is low maintenance and has a sunny aspect.

Council Tax Band: C

EPC Rating: Band D



TOTAL FLOOR AREA : 96.80 sq. m. (1041.95 sq. ft.) 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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