



Estate Agents



Auctioneers

Covena Road, Southbourne, Bournemouth, Dorset, BH6 5LN

Offers In Excess Of £540,000 – Freehold

**1930's Five Bedroom Semi Detached House | Entrance Hallway | Lounge | Open Plan Kitchen/Dining Room
First Floor Landing | Three Bedrooms | Modern Family Bathroom | Second Floor Landing | Modern Shower Room
Two Further Bedrooms | Off-Street Parking for 2 Cars | 50' Rear Garden with Decking Patio**

This is a rare opportunity to purchase a deceptively spacious five-bedroom semi-detached house that is in great condition throughout. Located within a short walking distance of the renowned Stourfield Junior School, this property features UPVC double glazing, gas central heating, a cosy lounge, and a modern open-plan kitchen/diner. The house offers five bedrooms spread over two floors, a modern bathroom, and an additional shower room. There is block-paved off-street parking for two cars, as well as a lovely south-facing rear garden with a decking area. This fantastic family home is highly recommended for viewing.

Entering the house, you are welcomed into a spacious hallway with an understairs cupboard and stairs leading to the first floor. A door from the hallway opens into the open-plan kitchen/diner, which is fitted with a modern range of wall and base units, centred around a breakfast bar, and equipped with a built-in oven and hob. The dining area features two sets of French doors that lead out to the decking area. To the front of the house, the cosy lounge includes a large double-glazed bay window and a feature fireplace. (The partition wall between the lounge and the dining room can be easily removed if you wish to create an entirely open space.)

Moving upstairs from the landing, you will find three bedrooms. The first floor includes the master bedroom with a bay window and fitted cupboards, along with a second double bedroom and a single bedroom. The family bathroom has been recently refitted with a modern three-piece suite and stylish tiling. A further staircase leads to the second floor, where you will find another modern shower room and W/C, along with two additional bedrooms that are perfect for children or as office space.

At the front of the property, there is off-street parking for two cars. The secluded rear garden is approximately 50 feet in length and enjoys a southerly aspect. It features a superb raised decking area, with steps leading down to the main lawn, as well as a garden shed. Don't miss out on this exceptional family home!

Tenure: Freehold

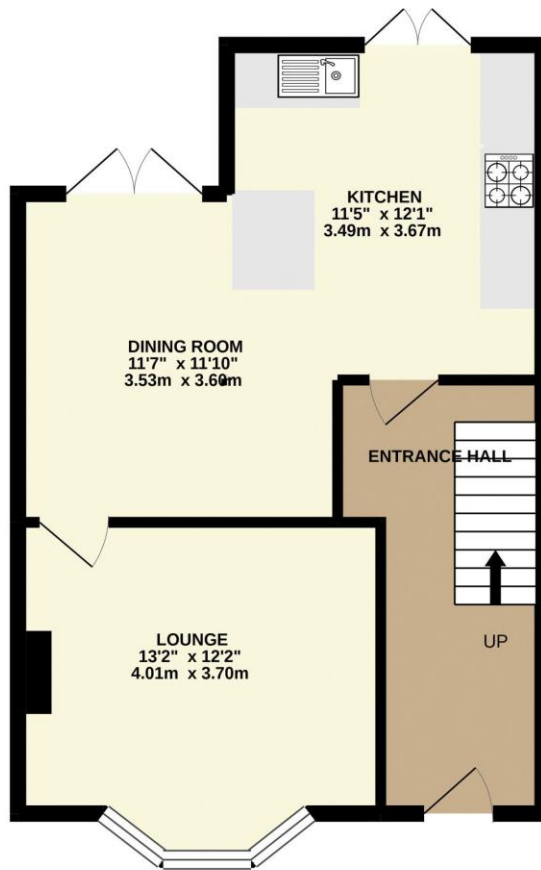
EPC Rating: 67 | D

Council Tax Banding: D

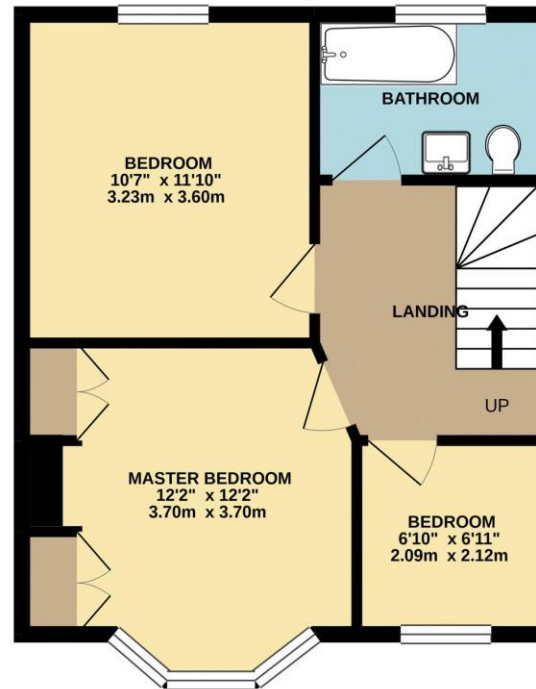




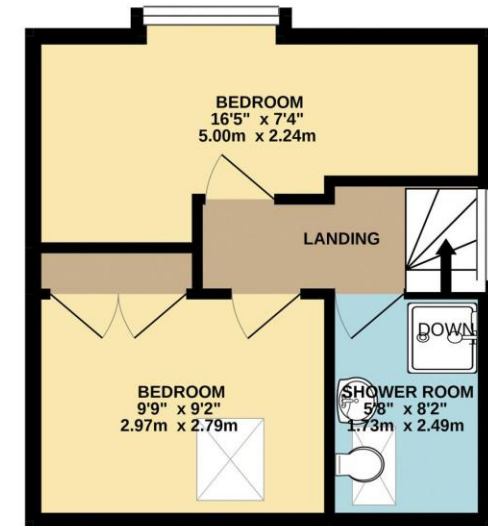
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.4 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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