



Estate Agents



Auctioneers

Gloucester Road, Boscombe, Bournemouth, Dorset, BH7 6HZ

Guide Price £450,000 – Freehold

Spacious Three Bedroom, Two Bathroom Detached Period House
Porch | Entrance Hallway | Downstairs W/C | Two Reception Rooms | 20' Kitchen/Diner
First Floor Landing | Three Bedrooms | Two Bathrooms | Rear Garden | Off Street Parking

A spacious and well presented three bedroom, two bathroom character house set in a convenient location for local shops at Pokesdown & Boscombe and having easy access to Kings Park recreational ground and Pokesdown train station; the stunning clifftops and sandy beaches at Boscombe Manor are under a mile away via the picturesque Woodland Walk.

The property is well presented throughout, retains many original features and enjoys generous rooms sizes throughout; benefits include UPVC double glazing, gas fired central heating, two separate reception rooms, 20' kitchen/diner with bespoke hand made kitchen, three good sized bedrooms and a family bathroom, plus additional shower room. Viewing highly recommended.

Enter via the porch into the impressive hallway with character features and staircase rising to the first floor. To the front aspect is the 15' lounge with bay window and feature fireplace, there is also a separate dining room. To the rear is a useful cloakroom and the impressive 20' kitchen/diner which has been fitted with a hand made bespoke range of units and worktops with French doors leading to the garden. Upstairs there are three good sized bedrooms and a two bathrooms - The main family bathroom is fitted with a modern three piece suite with white tiling and the second shower room has a shower, w/c and basin. Loft space accessed from landing.

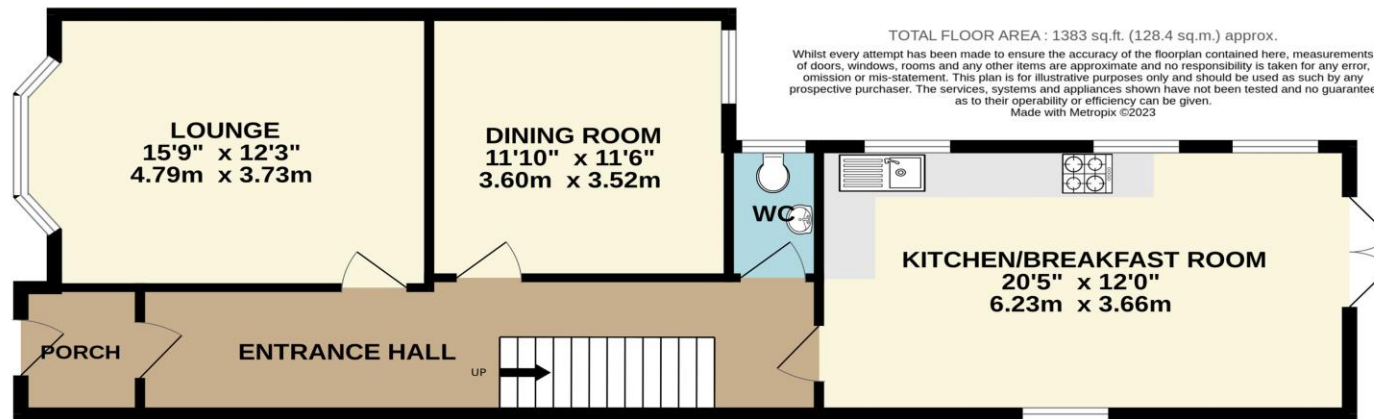
Outside, the frontage has been laid to block paving, providing off road parking for one car. There is a sunny, yet secluded rear garden has a feature pergola and patio area, surrounded by mature shrubs and flowers. Large shed. Gated side access.

Council Tax Band: C

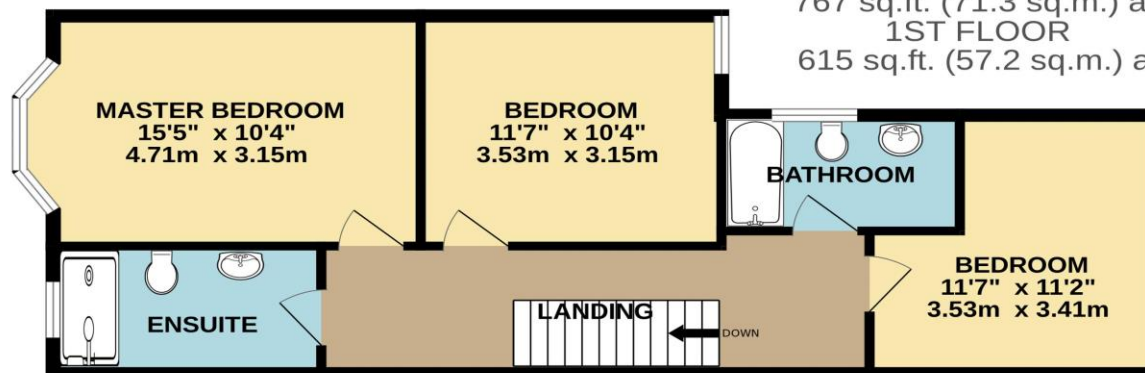
EPC Rating: D







GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.
1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



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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