

233 Seafield Road, Southbourne,
Bournemouth, BH6 5LL

Asking Price **£375,000**



Bedrooms



Living



Bathroom



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A modern semi-detached home close to Iford Meadows

THIS MODERN SEMI-DETACHED HOME IS WELL LOCATED CLOSE TO IFORD MEADOWS PLAYING FIELDS AND OCCUPIES A DECEPTIVELY GOOD CORNER PLOT WITH PARKING FOR 2 CARS.

This modern semi-detached home was built approximately 7 years ago and has been exceptionally well kept by our clients. It benefits from double glazing and gas central heating throughout, and is immaculately presented, making it an ideal property for purchasers seeking a 'turn key' home.

The property occupies a deceptively generous corner plot just a few hundred yards from Iford Playing Fields and Southbourne Tennis Club. Walks along the River Stour are close by and Tuckton high street is approximately 0.5 miles away.

The homes entrance is set to the side of property and opens into a modern fitted kitchen which is comes fitted with a good range of eye and base level cupboards, complimented by wood effect working surfaces and flooring. There is an integrated fridge/freezer, dishwasher and electric hob which has a stainless oven beneath and fan over.

A door leads from the kitchen through to the living room which features a set of French doors giving direct garden access. The living room also offers a built in storage cupboard and is nicely fitted with wooden flooring. An open stairwell then leads up to the first floor.

There is a small landing giving access to both bedrooms which both benefit from built in storage/cupboards. The modern family bathroom comes fitted with a full sized bath with a mixer shower over, fully tiled surround and shower screen to side, there is also low level wc, hand wash basin and heated towel rail.

Outside, a brick paviour driveway to the front easily provides off road parking for two cars. A matching pathway lead to the front entrance door and through a single wooden gate to the fully enclosed gardens which wrap around the side and rear of property. The side area of garden is predominantly laid to lawn and houses a wooden storage shed. The rear area of garden is laid to patio and provides a pleasant, almost courtyard style seating area.

NB: The property also has planning permission granted to erect a two storey extension to the side. Please ask agent for further information.

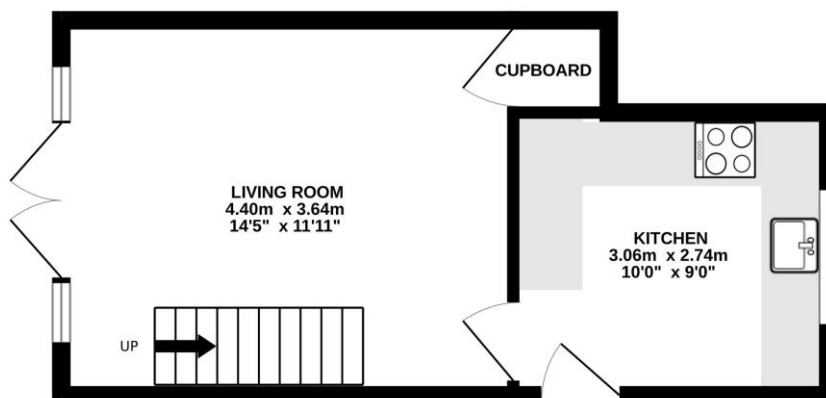
**THE TENURE: We understand the property is freehold.
COUNCIL TAX BAND: C**



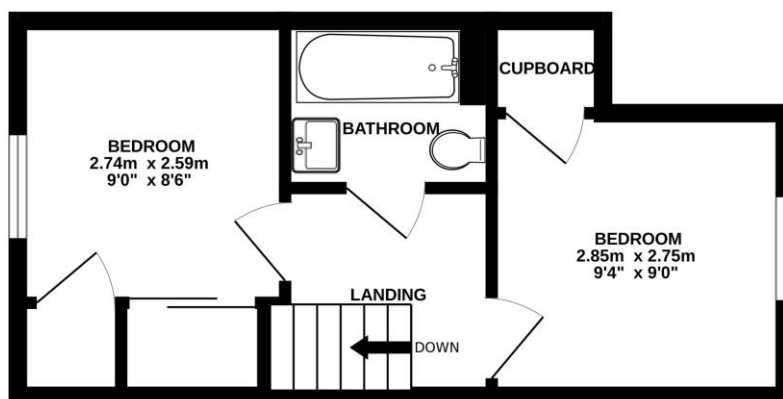
KEY POINTS

- Modern semi detached home
- Close to Iford Playing Fields
- Two bedrooms
- Lounge and separate kitchen
- Off road parking
- Deceptive corner plot

GROUND FLOOR
25.3 sq.m. (272 sq.ft.) approx.



1ST FLOOR
25.4 sq.m. (274 sq.ft.) approx.



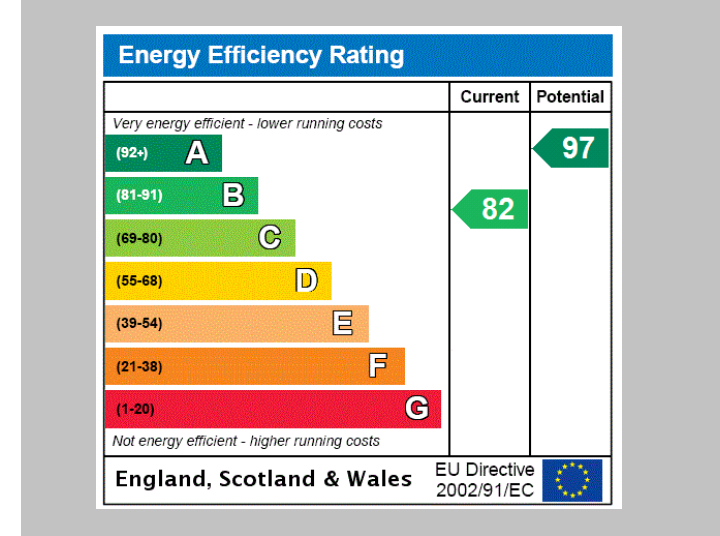
TOTAL FLOOR AREA : 50.7 sq.m. (546 sq.ft.) approx.

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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