

82 Carbery Avenue, Southbourne,
Bournemouth, BH6 3LQ

Asking Price **£800,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A superb opportunity to personalise to taste!

Set within one of Southbourne's most sought-after tree-lined avenues, is this superb four double bedroom detached family home.

Having been within the same family's ownership for over 40 years, the property has been well looked after, although now presents a great opportunity to personalise and modernise to taste.

The property offers over 1600 square foot of internal living space to include three receptions, a kitchen, four double bedrooms and a family bathroom with a separate WC. The property is UPVC double glazed throughout and benefits from gas fired central heating.

All ground floor rooms are accessed off the impressive entrance hallway, with a set of glazed double doors separating the main living room and dining room, with a kitchen adjacent, which, subject to the necessary permissions being obtained could be knocked through to create a larger open plan kitchen/living space.

The third reception which is set to the front of the house would make a great

children's playroom, office or a ground floor bedroom.

All four bedrooms are good doubles and are served by a family bathroom with a separate WC.

Externally, the property is set back from Carbery Avenue, with a lawned front garden with a driveway to the side leading to the garage, accessible via an up and over door to the front and a partly glazed UPVC door to the rear.

The rear garden offers a bricked patio area immediately abutting the rear with the remainder being laid to lawn. There are three useful storage units connected to the garage and a partly glazed UPVC door offering access into the garage.



KEY POINTS

Sought after tree-lined Avenue

Over 1600 square foot

Three receptions

Four bedrooms

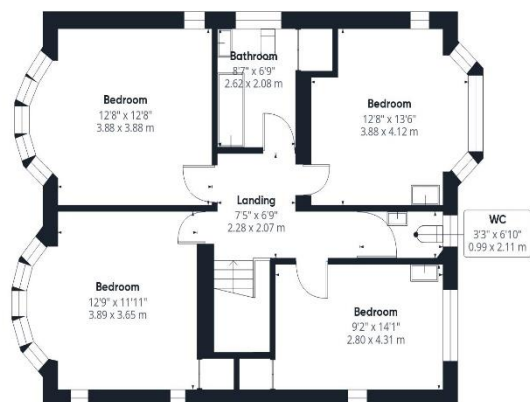
Great opportunity to personalise

Lots of ORP

Garden & garage



Ground Floor



Floor 1

Approximate total area^m

1879 ft²

174.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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