

4A Athelstan Road, Southbourne,
Bournemouth, Dorset, BH6 5LY

Asking Price **£425,000**



3

Bedrooms



2

Living



1

Bathroom



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A well-located semi-detached home with a great rear garden!

THIS SEMI-DETACHED HOME FEATURESS A 27' LIVING ROOM, A SEPARATE DINING AREA, THREE WELL PROPORTIONED BEDROOMS AND A GENEROUS REAR GARDEN.

The property is well positioned within a popular road giving easy access to the nearby high street at Tuckton, and approximately 0.8 miles from Southbourne Grove.

An ideal family home, the property offers three well-proportioned bedrooms and a great living space with patio doors leading out to the rear garden.

Entering, a hallway has stairs to the first floor and doors leading both to the main living room and an adjacent dining room.

An open doorway leads from the dining room through to a separate kitchen which overlooks the rear garden and has a single door giving garden access. There are a range of fitted units, a gas hob with oven beneath, and space for a washing machine. The kitchen also houses a gas boiler serving the homes hot water and central heating.

Upstairs there are two double bedrooms and a good-sized single room served by a generous bathroom which has a corner bath and a separate corner shower.

Outside, the front is partly enclosed by low level walling and laid to hardstanding with a dropped kerb giving access for off road parking.

The rear garden is a particular feature of the home offering plenty of space for all the family. It is mainly laid to lawn with a patio area adjacent to the living space and a wooden shed providing storage.

The property benefits from double glazing and is well presented throughout although there is room for some updating in places, giving scope to personalise to taste over time.

An excellent opportunity within a sought-after road, internal viewing is advised.



KEY POINTS

Semi-detached house

Three bedrooms

27' Living room

Separate dining area

Generous rear garden

Off road parking



Ground Floor



Floor 1



Approximate total area⁽¹⁾
918 ft²
85.3 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.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

