



41 Harbour Road, Hengistbury Road,
Bournemouth, Dorset, BH6 4DE

Guide Price **£749,950**



3

Bedrooms



1

Living



1

Bathroom



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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An excellent and well-located chain free opportunity!

OFFERED FOR SALE CHAIN FREE AND WITH PLENTIFUL SCOPE FOR FURTHER IMPROVEMENT, THIS DETACHED HOME PRESENTS AN EXCELLENT OPPORTUNITY IN A SOUGHT-AFTER LOCATION LESS THAN 500 METRES FROM THE BEACH PROMENADE!

Entering the property a hallway has a door leading to a ground floor WC, and a further glazed door leading to the main entrance hall which has stairs to the first floor with storage beneath and doors to both the living room and kitchen.

In our opinion the living room is a great size, offering plentiful living and dining room furniture, with windows overlooking the front and rear gardens.

A separate kitchen also overlooks the rear garden and has a side door giving garden access. It comes fitted with a comprehensive range of white units providing excellent storage and there is both a fitted electric hob and an eye level double oven. Space is provided for a washing machine and tall standing fridge.

A door from the kitchen gives access to an integral garage which is served by an up and over door to the front.

Moving up to the first floor a landing has doors leading to all rooms. There are three bedrooms, the master and second making for good double bedrooms with bedroom three benefitting from recessed wardrobes making a smaller double or large single room.

Accessed from the landing there is also a small study/storeroom which has a rear aspect window and a half door giving access to useful eaves storage.

Finally, there is a first-floor bathroom with an adjacent/separate WC. For those seeking a larger family bathroom there is scope to knock though/combine the two rooms (subject to building regulation approval).

Outside, to the front, a dropped kerb leads to an attractive brick paviour driveway providing parking for several cars and giving access to the garage.

Being a good size for the area and benefitting from a Westerly orientation, we believe the rear garden to be a particular feature of the home. The garden offers a large patio abutting the rear of the home, plentiful lawned areas, a wide array of flower/shrub beds, and a working area of garden where there is a greenhouse and storage sheds.

Well-proportioned and located, offering a wealth of further scope and available chain free, we strongly advise taking an internal inspection. Please call us to arrange your accompanied visit.



KEY POINTS

No chain

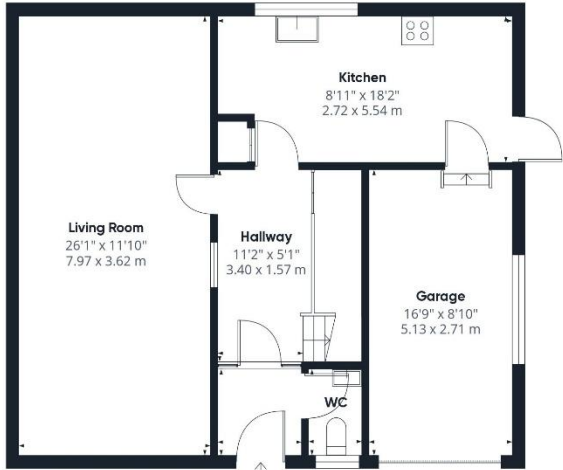
Great Location

Generous Westerly rear garden

Spacious living room

Separate kitchen

Garage and Driveway



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1386.07 ft²
128.77 m²

Reduced headroom

16.49 ft²
1.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

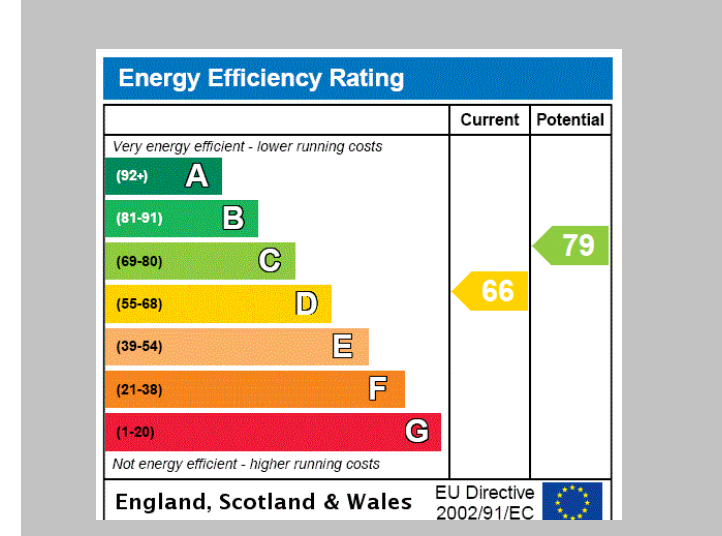
Calculations are based on RICS IPMS 3C standard.

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