



4 Boreham Road, Southbourne,
Bournemouth, Dorset, BH6 5BW

Guide Price **£400,000**



3

Bedrooms



2

Living



1

Bathroom



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A chain free home with room to personalise and improve!

THIS THREE BEDROOM SEMI DETACHED HOME IS OFFERED FOR SALE CHAIN FREE AND FEATURES A GOOD-SIZED REAR GARDEN. IT WOULD BENEFIT FROM SOME INTERNAL UPDATING MAKING IT A GREAT FAMILY HOME TO PERSONALISE.

The property is entered through a useful porch which in turn opens to the main hallway with stairs to the first floor and doors to both the lounge and kitchen.

The kitchen has a side aspect window and a single door leading out to the rear garden. It comes fitted with eye and base level cupboards and is perfectly serviceable but would benefit from some updating.

Adjacent to the kitchen there is a separate dining room which offers plentiful room for a fair-sized table and has French doors leading out to the rear garden. For those seeking an open plan kitchen/dining space there is scope (subject to building regulation approval) to 'knock' the kitchen and dining room into one and possibly extend to create an even larger space (subject to planning permission).

There is also a separate lounge which overlooks the front of property via a bay window.

Moving up to the first floor there are three bedrooms and a family bathroom with

separate walk-in shower. Two of the bedrooms make for excellent double rooms and come complete with built in furniture, the third is currently arranged as a study but would make a comfortable single room.

A staircase leads from the first floor landing up to the loft space which has been historically converted to form a room with rear aspect dormer window. This conversion is not likely to comply with modern building regulations, but it shows the potential to create a formal room or simply gives easy access to loft storage space.

Outside, to the front there is a small garden enclosed by a low-level wall and a side driveway providing off road parking for two cars.

In our opinion the rear garden is a great size and a real feature of the home. It is mainly laid to lawn with two mature trees and shrub borders. To the rear boundary there is also a storage shed and a generous summerhouse.

The property is double glazed and benefits from gas central heating. Whilst a well-loved home which is presented in fair condition throughout, it would though benefit from updating presenting an excellent opportunity to personalise over time.



KEY POINTS

No chain

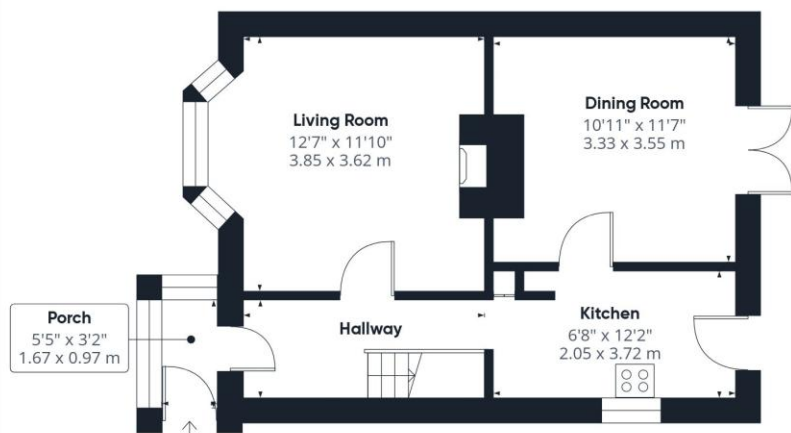
Semi-detached home

Great sized garden

Three bedrooms

Two reception rooms

Excellent potential



Ground Floor



Floor 1

Approximate total area⁽ⁿ⁾

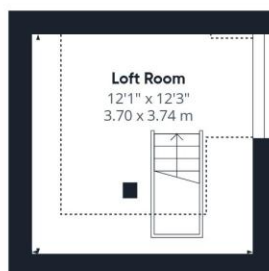
991 ft²

92.1 m²

Reduced headroom

52 ft²

4.9 m²



Floor 2



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.

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EPC TO FOLLOW

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