

24 Exton Road, Boscombe East,
Bournemouth, Dorset, BH6 5QF

Asking Price **£450,000**



Bedrooms



Living



Bathroom



Drive & Garage



EST
1992

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A great home to update to taste and available chain free!

IF YOU ARE LOOKING FOR A HOME TO IMPROVE AND UPDATE TO TASTE THIS COULD BE THE PROPERTY FOR YOU!

The property is set within a favoured road close to Stourfield infant and junior school, just a short walk from Iford Meadows, and within easy reach of Southbourne High Street which is just over 1 mile away.

Internally the property requires updating/modernising although the kitchen and bathroom have been replaced in relatively recent years, windows are double glazed, and gas central heating is installed with a modern glow worm boiler in situ.

Many of the homes original/period features are still in situ, including its original front door with stained glass detail, period internal doors, picture rails, and fireplaces. It does therefore present a great opportunity to sympathetically update a property to taste.

The property is served by a covered storm porch, the original front entrance door then opening into the hallway which has stairs to the first floor and doors to kitchen and the homes two reception rooms.

The front reception would make a great lounge and features a bay window overlooking the front gardens.

Reception room 2 has a bay window overlooking the rear gardens and is set adjacent to the kitchen. For those seeking a larger kitchen or open plan living, we believe these rooms could be opened into one (subject to planning/building regulation approval).

Upstairs there are three bedrooms, two of which make for good double rooms with bedroom three making a comfortable single room.

The bathroom has been updated in relatively recent times and fitted with a white suite to include a full-sized bath with mixer shower over.

Outside, front gardens are enclosed with low level fencing and laid to lawn with shrub borders. A dropped kerb leads to a tarmacadam's driveway which continues down the side if property offering parking for several cars and leading to a detached garage. The rear garden is fully enclosed and would benefit from landscaping.

Offered for sale with no onward chain internal viewing comes recommended to appreciate this opportunity in full.

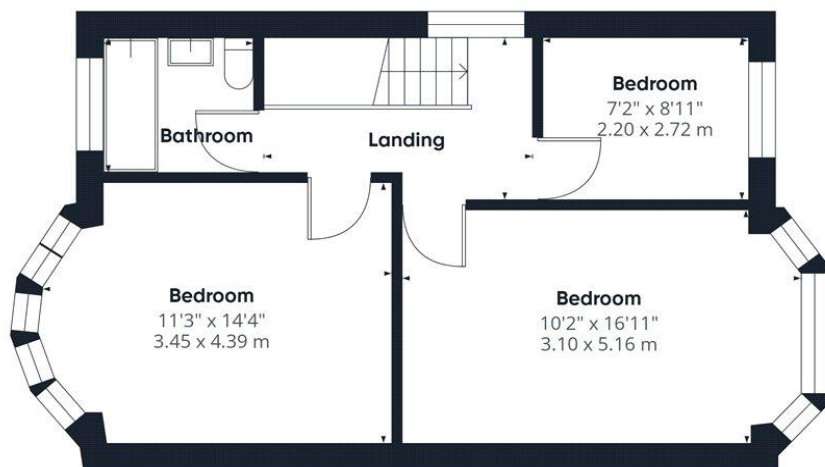


KEY POINTS

- No chain
- Updating required
- Three bedrooms
- Two reception rooms
- Through driveway and garage



Ground Floor



Floor 1

Approximate total area⁽¹⁾

970 ft²
90 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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EPC TO FOLLOW

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