



48 Burleigh Road, Southbourne,
Bournemouth, Dorset, BH6 5DZ

Offers Over **£500,000**



3

Bedrooms



1

Living



1

Bathroom



Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

An ideal family home within a very popular location!

WELL PRESENTED AND LOCATED CLOSE TO POPULAR SCHOOLS AND SOUTHBOURNE HIGH STREET, THIS THREE BEDROOM DETACHED PROPERTY WOULD MAKE A GREAT FAMILY HOME!

An attractive hallway featuring stripped wood floorboards offers plenty of space for coats and shoe storage. Stairs lead to the first floor and have a convenient and modern cloakroom set beneath, and period wooden doors lead to all other rooms.

The lounge overlooks the front of property via a box bay window with fitted shutters and features a period style fireplace.

To the rear, the kitchen features stripped wood floorboards and French doors leading out to the rear garden. There is space for a fair-sized dining table, an excellent range of storage cupboards, and space for a fridge/freezer and dishwasher.

Adjacent to the kitchen, a separate utility room offers excellent additional storage space and room for both a washing machine and separate tumble dryer. It also houses the homes modern gas boiler serving hot water and central heating.

The first floor offers two generous double bedrooms, and a good-sized single room, with both front facing bedrooms having fitted shutters.

Modernised in recent years the bathroom is fitted with a white suite to include a low-level WC, hand wash basin with vanity storage beneath, and a bath with shaped shower end, shower screen to side and shower over.

Outside, a low maintenance front garden is enclosed by low level brick walling. A pathway leading to the front entrance, and down the side of property through to the rear garden.

The rear garden offers a central area of lawn, a patio abutting the rear of the home, and a second patio to the rear boundary giving a seating space to capture the sun throughout most of the day. A small garden pond and well stocked flower/shrub beds making the garden a haven for wildlife and giving a great deal of colour.

Finally, the property benefits from a good-sized detached garage (3.94m x 4.82m) which is set to the rear of the garden and is served by a rear lane giving vehicular and bike access.

Well presented with double glazing and gas central heating throughout this home has much to offer and showed be seen to be appreciated in full. Please call us to arrange your internal inspection.

COUNCIL TAX BAND: TBC

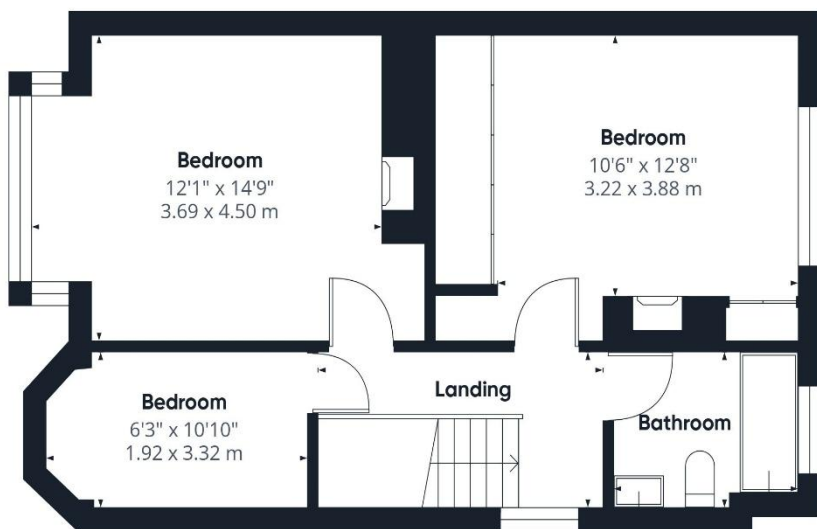


KEY POINTS

- Popular Southbourne location
- Detached house
- Three bedrooms
- Large detached garage
- Kitchen/dining room
- Separate utility room
- Double Glazed and GCH



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1048 ft²
97.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

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