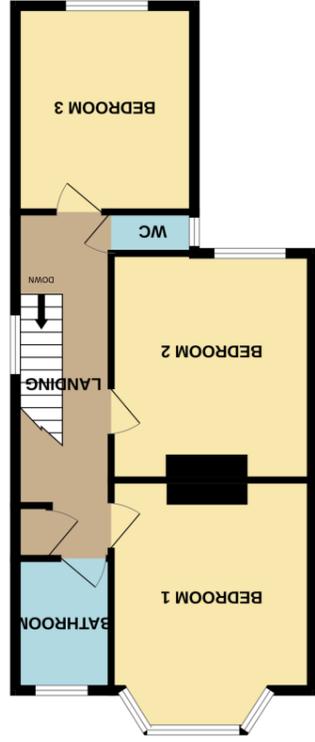
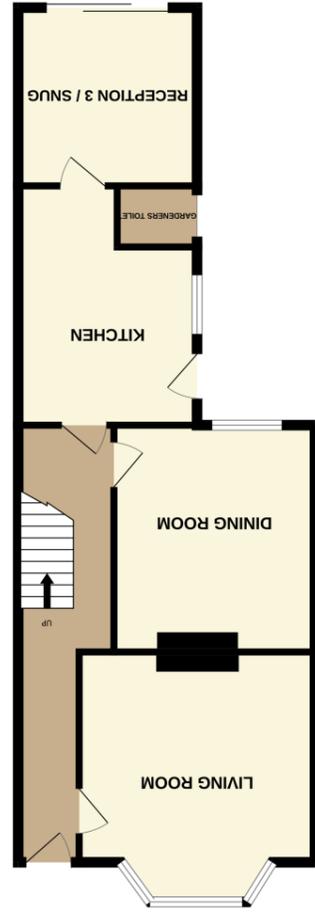


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Measure 5/2020





### The Property

This extended three double bedroom detached house offers a fantastic opportunity in this popular and well connected residential area. Boasting three generous reception rooms and a good sized enclosed rear garden, this property is perfect for families or those seeking additional living space. Offered with no forward chain and benefiting from off road parking and is situated moments from Pokesdown Train Station.

This property enjoys excellent access to local amenities, schools, and green spaces. Pokesdown Train Station is just a short walk away, offering convenient commuter links to Bournemouth, Southampton, and further afield. The area provides vibrancy of nearby cafes, shops, and social venues.

Upon entry you enter into a spacious hallway that leads to two versatile reception rooms - a Living Room with a bay window facing the front and Dining Room with side aspect window.

The kitchen, while in need of updating, offers plenty of potential with its practical layout and easy access to the garden via a side door. This in turn leads onto the Snug/Reception Three at the Rear which overlooks the Rear Garden via sliding patio doors.

The three double bedrooms are well proportioned, each offering comfortable accommodation with plenty of room for storage. The Bathroom is at the front of the property comprising of a panelled bath and wash hand basin and there is a separate WC.

Outside, the property benefits from a good sized enclosed rear garden and offroad parking to the front.

Viewing is highly recommended to fully appreciate the potential this extended detached house offers - the property is offered with no forward chain.

### Entrance Hall

Access to all principle rooms, stairs leading to the first floor accommodation.

### Living Room

4.03m x 3.87m (13' 3" x 12' 8") Max into bay. Front aspect bay window, spacious room, gas fireplace with surround (no tested).



### Dining Room/Reception Two

3.83m x 3.39m (12' 7" x 11' 1") Rear aspect window, spacious room, gas fire (not tested).

### Kitchen

4.06m x 3.03m (13' 4" x 9' 11") Max. A good sized Kitchen with a range of matching wall mounted and base units with work surfaces over, inset electric oven, four ring electric hob, extractor hood over, space for washing machine, space for further domestic appliance, side aspect window, side aspect door giving access to the Rear Garden, door to Snug/Reception Room Three.

### Snug/Reception Three

3.15m x 3.02m (10' 4" x 9' 11") Rear aspect sliding patio doors giving access to the Rear Garden.

### First Floor Landing

Access to Bedrooms One, Two, Three, WC & Bathroom, hatch providing access to the loft space, door to a storage cupboard housing the boiler.

### Bedroom One

3.88m x 3.37m (12' 9" x 11' 1") Max into bay. Spacious room, front aspect bay window, sink unit with pillar taps.

### Bedroom Two

3.80m x 3.37m (12' 6" x 11' 1") Rear aspect window, spacious double room.

### WC

Side aspect window, low flush WC.

### Bedroom Three

3.16m x 3.05m (10' 4" x 10' 0") Spacious third Bedroom, rear aspect window, sink unit with pillar taps.

### Bathroom

2.32m x 1.72m (7' 7" x 5' 8") Panelled bath, pedestal wash hand basin with pillar taps, front aspect window.

### Rear Garden

A good sized enclosed Rear Garden, paved patio area, the remainder is laid to lawn.

### Front

Off Road Parking, timber gate giving pedestrian access down one side.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

