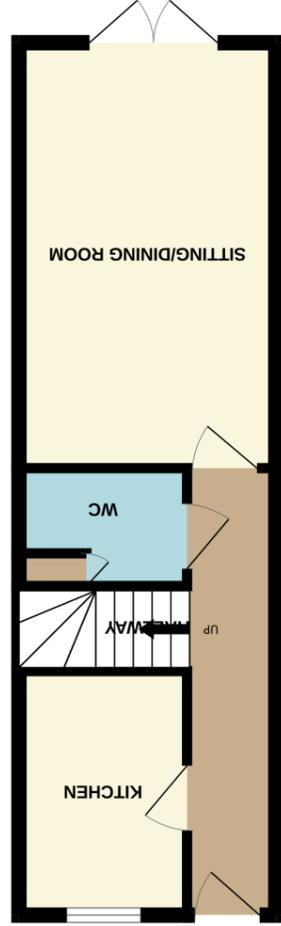
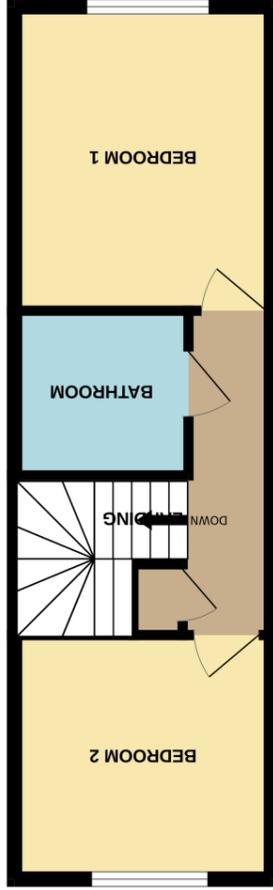


TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission on this statement. This plan is for guidance 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.
 Plans made with Metropix 5000.



Energy Efficiency Rating	
Potential	Current
97	84

Very energy efficient - lower running costs
 (92+) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England, Scotland & Wales
 EU Directive 2002/91/EC





Location

Woodside Road, Southbourne is positioned within one of the areas most sought-after coastal locations and the property benefits from being situated within a quiet residential cul-de-sac.

The road is ideally situated within close proximity of Southbourne Grove, offering an excellent range of independent shops, cafés and restaurants.

The property benefits from easy access to Southbourne's award-winning beaches, widely considered among the best on the south coast. The nearby clifftop and promenade provide attractive outdoor space and coastal walks.

Woodside Road is well placed for reputable local schools, green spaces and reliable transport links, allowing straightforward access to Bournemouth town centre and surrounding areas.

Overall the location represents a prime Southbourne location, offering a combination of strong residential appeal, excellent amenities and long term desirability.

The Property

Everett Homes are delighted to offer for sale this beautifully presented two double bedroom terraced house, perfectly situated in a quiet residential cul-de-sac. Presented in excellent decorative order throughout and is a real 'turn key' home.

Upon entering, you are greeted by an Entrance Hall with feature paneling leading through to the Living/Dining room that offers a bright and airy space. The modern fitted kitchen is complete with integrated appliances. The ground floor also includes a handy WC, adding to the convenience for both residents and visitors alike.

Upstairs, the property boasts two generously sized double bedrooms. The contemporary bathroom is beautifully presented and offers a modern feel.

The property further benefits from off road parking and a private enclosed Rear Garden with pedestrian access at the rear.

This modern and well presented house represents an exceptional opportunity within the current market and it's peaceful cul-de-sac location makes it an ideal home for a variety of purchasers.

Entrance Hall

5.24m x 1.05m (17' 2" x 3' 5") Access to all principle rooms, wood effect laminate flooring, feature paneling.

Living/Dining Room

4.98m x 3.07m (16' 4" x 10' 1") Spacious room with access to the Rear Garden, continuation of wood effect laminate flooring.

Ground Floor WC

Contemporary WC comprising of a close coupled WC, wash hand basin with mixer tap, tiled floor and door to a storage cupboard.

Kitchen

2.76m x 1.87m (9' 1" x 6' 2") Modern fitted Kitchen benefiting from an integrated oven, hob and extractor, integrated fridge and freezer, dishwasher and washing machine.

First Floor Landing

Access to both Bedrooms and Bathroom, continuation of feature paneling, storage cupboard.

Bedroom One

3.36m x 3.07m (11' 0" x 10' 1") Rear aspect room, of a good size.

Bedroom Two

3.06m x 2.78m (10' 0" x 9' 1") Front aspect room, further good sized double room.

Bathroom

2.05m x 1.91m (6' 9" x 6' 3") Contemporary Bathroom suite comprising of a panelled bath, close coupled WC, wash hand basin with mixer tap, inset to ceiling spot lights, illuminated mirror.

Rear Garden

Enclosed private Rear Garden, paved patio area, the remainder is laid to lawn, enclosed by fencing, pedestrian access from the rear also.



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.

