



**27 Saxonbury Road, Southbourne, Bournemouth, Dorset, BH6
5NB**



FAMILY HOUSE IN A GREAT LOCATION - VIEWING DAY 26th SEPTEMBER 2015 9:30am - 11:00am. PLEASE CALL THE OFFICE TO BOOK YOUR APPOINTMENT 01202 430108

This three double bedroom detached house is located in the sought after Tuckton area of Southbourne, just a short distance from the local shops on Tuckton Road and river walks at Wick.

The property is well presented throughout and is ready to move into as an ideal family home.

The accommodation consists of a lounge with bright bay window and feature fireplace. The dining room can be accessed via double doors from the lounge and leads through to the conservatory at the rear. The layout can easily be adapted to offer the space for two sitting rooms with the dining area in the conservatory at the rear, which could be ideal for anyone with young children needing extra space for toys.

The kitchen is also at the rear of the property and looks over the rear garden with French doors providing access. The modern kitchen is well equipped and even has room for a small breakfast table if required.

The ground floor also has a spacious entrance hall with a downstairs WC tucked under the staircase.

Upstairs there are three double bedroom. The master is at the front and has a similar bright bay window as the lounge beneath. The second bedroom has a nice outlook of the garden at the rear and will also cater for large bedroom furniture. The third bedroom will also fit a double bed and wardrobe with room to move and has light double aspect windows.

The modern family bathroom is fully tiled and has a white suite with shower over bath as well as fitted shutters in the small front aspect bay window.

As well as UPVC double glazing, the property has modern gas central heating via a combi boiler located in the kitchen.

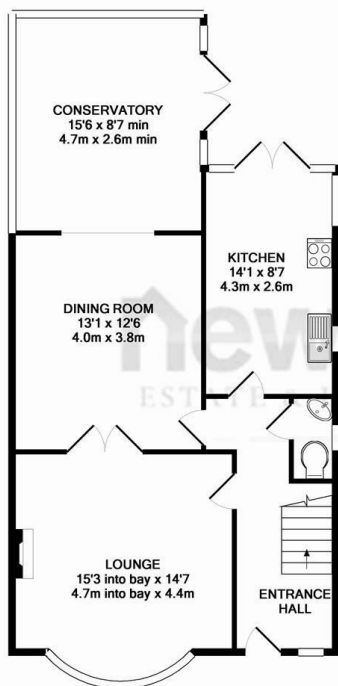
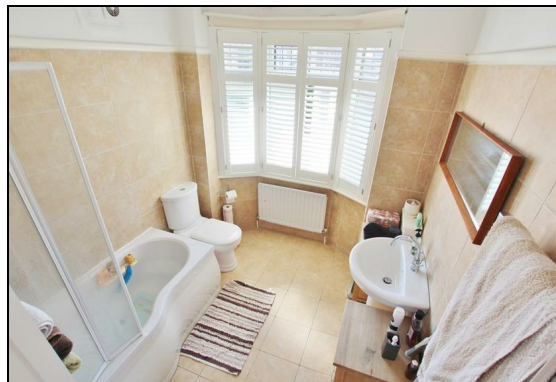
Outside there is plenty of parking on the front driveway in addition to a covered side lean-to which provides great additional storage and access through to the rear garden.

The rear garden has been well landscaped to suit a family and has a patio at the rear of the property as well as a sun deck at the end of the garden. The simple lawn, raised beds and tidy panel fencing keep maintenance to a minimum.

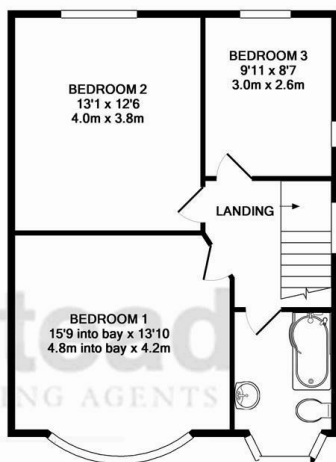
There is also a smart wooden outbuilding that has power and is currently used as a home office, but would equally make a lovely summerhouse depending on your preference.

VIEWINGS WILL BE TAKING PLACE ON SATURDAY 26th SEPTEMBER BETWEEN 9:30am - 11:00am.

All viewings must be booked through our office by calling 01202 430108 or emailing info@newsteadproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(74.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1395 SQ.FT. (129.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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