

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

CORHAMPTON ROAD
BOURNEMOUTH, BH6 5NX



A THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION, WITHIN WALKING DISTANCE OF SOUTHBOURNE GROVE AND AWARD-WINNING BEACHES. WHEN ENTERING YOU ARE INVITED INTO THE ENTRANCE HALL WHICH LEADS TO A GOOD SIZE LOUNGE, FEATURING A SUMMER ROOM. OPEN PLAN KITCHEN/DINING ROOM WITH FRENCH DOORS THAT LEAD OUT TO A PRIVATE REAR GARDEN (ADJUNCTS TO THE KITCHEN IS A UTILITY LEAN TO). ON THE FIRST FLOOR ARE TWO GOOD SIZED DOUBLE BEDROOMS, ONE WITH A FEATURE BAY WINDOW AND BOTH WITH BUILT-IN WARDROBES. MASTER BEDROOM ALSO FEATURES AN EN-SUITE. GOOD SIZE THIRD BEDROOM/OFFICE. FAMILY BATHROOM JUST OFF THE HALL. OUTSIDE THERE IS AN EXTENSIVE TERRACE AREA LEADING ROUND TO THE SIDE WHERE YOU CAN FIND A LARGE SHED TO REMAIN AND SIDE ACCESS TO THE GARAGE (CURRENTLY USED AS A GARDEN/BAR/GAMES ROOM.). THE GARDEN BENEFITS FROM PLENTY OF SUNSHINE AND IS EASY TO MAINTAIN ACCESS THE FRONT VIA SIDE GATE.

GUIDE PRICE £550,000

- Three Bedroom Detached House
- First Reception Room With Adjoining Summer Room
- Open Plan Kitchen / Dining Room with Breakfast Bar
- Detached Garage/Garden Room
- A Low Maintenance Driveway Providing Ample Off Road Parking
- Family Bathroom Plus Ensuite
- Second Reception Room With A Feature Bay Window
- Secluded Garden with Patio areas
- Close To Southbourne Grove & Award-Winning Beaches
- A Viewing Is Essential To Appreciate This Beautiful Home

A three bedroom detached family home situated in a popular residential location, within walking distance of Southbourne Grove and award-winning beaches. When entering you are invited into the entrance hall which leads to a good size lounge, featuring a summer

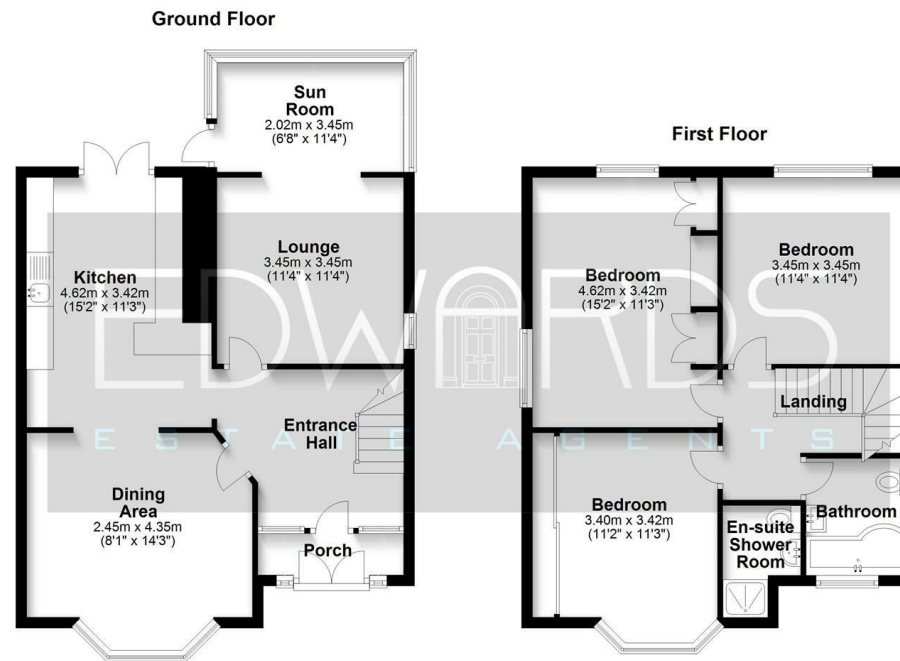
room. Open plan kitchen/dining room with French doors that lead out to a private rear garden (adjuncts to the kitchen is a utility lean to). On the first floor are two good sized double bedrooms, one with a feature bay window and both with built-in wardrobes. Master bedroom also features an en-suite. Good size third bedroom/office. Family bathroom just off the hall. Outside there is an extensive terrace area leading round to the side where you can find a large shed to remain and side access to the garage (currently used as a garden/bar/games room,). The garden benefits from plenty of sunshine and is easy to maintain access the front via side gate.

Location

Situated on Corhampton Road, this central location gives easy access to popular Southbourne Grove with associated shops, bars, bistros and cafes. This family home is also near to award-winning beaches, Pokesdown train station with direct services to London, and a number of well regarded schools for all age groups.



Local expertise with powerful national marketing



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx. area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Lower Parkstone Office

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • www.edwardstates.com
01202 744944 • chris@edwardstates.com

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.