



9A Oxford Avenue, Southbourne,  
Bournemouth, Dorset, BH6 5HS

Asking Price **£450,000**



2

Bedrooms



1

Living



1

Bathroom



Drive & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# A secluded detached property offering great potential!

**THIS DETACHED HOME IS SET ON A SECLUDED PLOT WITHIN A POPULAR ROAD GIVING EASY ACCESS TO SOUTHBOURNE GROVE. OFFERED FOR SALE CHAIN FREE AND WITH PLENTY OF FURTHER POTENTIAL, VIEWING IS ADVISED.**

The property is set back from the road and accessed via a gated private driveway which provides off road parking and leads to the homes garage and front 'courtyard style' garden.

Entering the property a hallway leads to all principle rooms.

The generous living room is set to the rear of property and features two sets of sliding patio doors giving direct access on to the rear garden. An excellent sized room it offers plentiful space for a wide range of living and dining room furniture.

A door then leads from the living room into an attached garden room which would benefit from updating/upgrading, or could alternatively be replaced to form additional living accommodation (STPP).

The kitchen is accessed from the main hallway and has a side aspect window. A door leads to a covered 'rear entrance' adjacent to which there is an outside WC. The kitchen comes fitted with a range or eye and base level cupboards with space provided for appliances. It also houses a modern gas boiler serving hot water and central heating.

Both bedrooms overlook the front courtyard/garden and make for good double rooms. These are served by

a family bathroom with a side aspect window which is fitted with a low level WC, hand wash basin and full sized bath.

Externally, the garage is served by an up and over door and has a vehicle service pit. It also has a ladder giving access to a storage area set above the master bedroom which has a front aspect dormer window for natural light.

The rear garden comprises of patio abutting the living room doors with steps leading up to a raised area of garden which is laid to lawn and a further patio. There is also an additional area of side garden which is accessible from the kitchen and provides good storage space.

The property would benefit from updating throughout and would therefore suit a purchaser looking to update a property to taste. For those seeking a larger project, we believe the property could be further developed/remodelled (STPP) to offer three bedrooms.

COUNCIL TAX: BAND D



## KEY POINTS

No chain

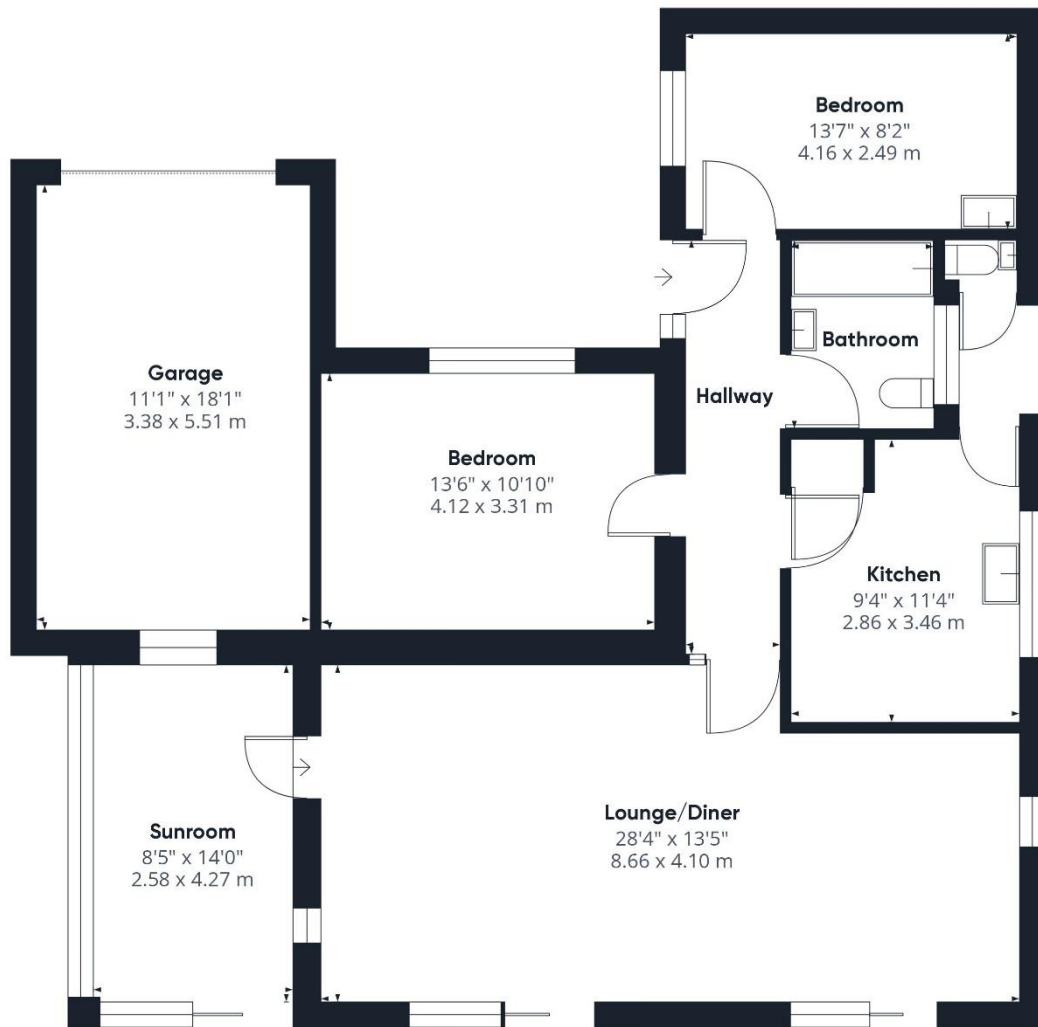
Detached single storey home

Secluded position

Excellent potential

Large drive and garage

View today!



Approximate total area<sup>(1)</sup>  
1194.69 ft<sup>2</sup>  
110.99 m<sup>2</sup>

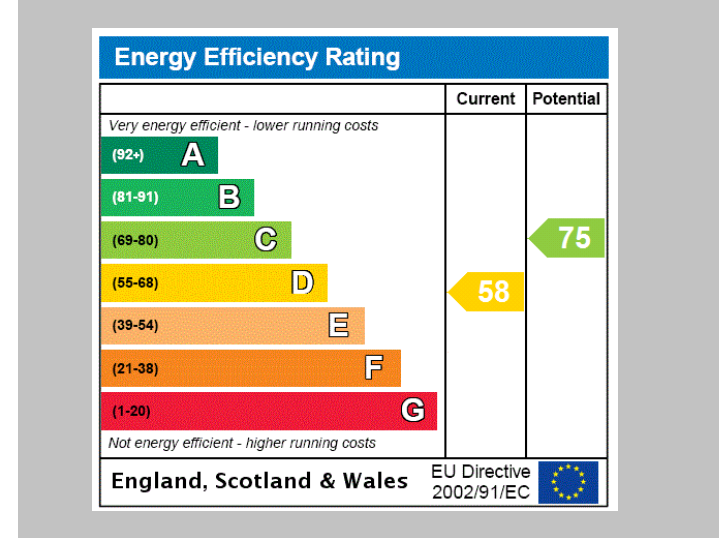
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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