



4 Chilcombe Road, Southbourne,
Bournemouth, Dorset, BH6 5HN

Guide Price **£410,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A beautifully refurbished house in Southbourne!

This beautifully refurbished and extended three-bedroom semi-detached home is set in a quiet Cul-De-Sac location just a short walk to local amenities and transport links into Bournemouth, Poole & Christchurch.

Having undergone an extensive refurbishment program this year, this wonderful home is ready to move into, with brand new fixtures and fittings, a new central heating system, electrics and flooring.

Offered for sale with no onward chain an internal inspection comes highly recommended via the sellers chosen sole agents.

Upon entering the property, you are welcomed by a good-sized entrance hallway, stairs lead to the first floor and doors lead into the principal reception and the kitchen/Breakfast room to the rear.

The living room, which is set to the front of the house, benefits from a large UPVC bay window and space for sofas and other living room furniture.

The extended Kitchen/Breakfast room has been fully refitted with a comprehensive range of modern and matching soft close handleless eye level and base units set above and below the contrasting work surfaces with under unit lighting.

There is an inset four ring induction hob with glass splashback behind an extractor hood above, an eye level fan assisted oven and an integrated fridge/freezer, washing machine and dishwasher. There is a central island with breakfast bar, space for

living/dining room furniture and sliding glazed French doors lead onto the low maintenance rear garden. There is also a door offering access into the ground floor WC.

Upstairs, there are three double bedrooms served by a fully tiled newly fitted bathroom with a panel enclosed bath, vanity wash hand basin and low-level flush WC.

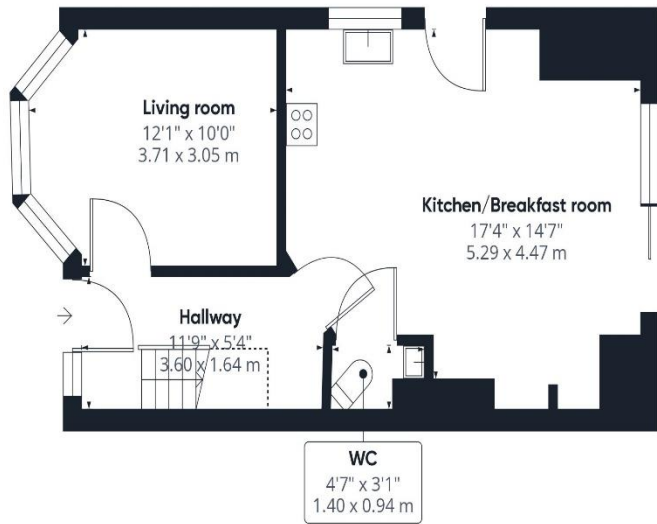
Externally, immediately abutting the rear of the house is a patio area whilst the remainder of the rear garden is laid to low maintenance shingle. There is an area of garden to the side with a gate beyond leading to the front of the house. The front garden has been neatly landscaped with shingle and brick walling to the front.

A super home, and one we are expecting a good level of interest, an internal inspection comes highly recommended!

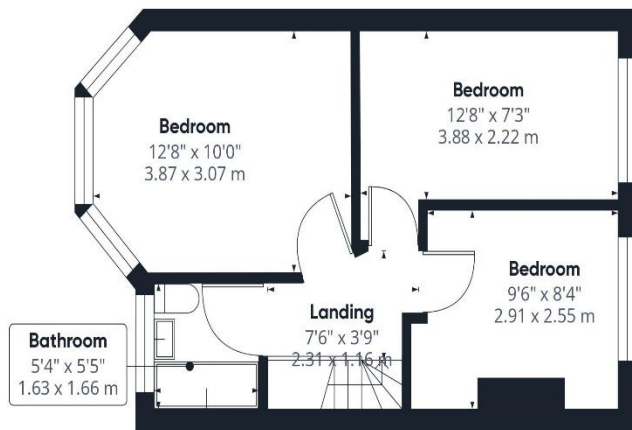


KEY POINTS

- Extensively modernised & refurbished
- Extended to the rear
- Three double bedrooms
- Superb Kitchen/Breakfast room
- Quiet Cul-De-Sac location
- Rear garden
- No onward chain



Ground Floor



Floor 1

Approximate total area⁽¹⁾

784.04 ft²
72.84 m²

Reduced headroom

9.26 ft²
0.86 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

