



166 Belle Vue Road, Southbourne,
Bournemouth, BH6 3AH

Guide Price **£425,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A stunning home in a most convenient location!

This beautifully presented and refurbished two-bedroom semi-detached house offers an ideal opportunity to acquire a modern and well-presented freehold property set in a great location just a short walk to both Tuckton, picturesque river walks and sandy beaches.

The property has been extensively refurbished in recent years by the current owners and now benefits from modern fixtures and fittings throughout along with a wonderful open-plan living area.

Externally, there is a private South-Westerly Garden fronting Belle Vue Road and allocated off road parking to the rear at Old Priory Road.

Upon entering this stunning home, a welcoming entrance hallway offers doors to the open-plan living area and utility/ground floor WC.

The Open plan living area seamlessly blends living and cooking areas with a recently fitted kitchen with integrated appliances and a sizable living area with space for a range of furniture and a large UPVC bay window to the front aspect.

The utility area offers space for a washing machine and tumble dryer and a further door leads to a recently fitted WC with wash hand basin.

Stairs lead from the entrance hallway to the first

floor landing where two bedrooms and a beautifully fitted bathroom can be found.

The largest of the two bedrooms can be found to the front of the house, and benefits from a large UPVC bay window and ample space for a Queen bed or larger along with other bedroom furniture.

The second bedroom, which can be found adjacent to the larger bedroom is a good single/office and is set to the front of the property.

The bathroom, which has been refitted in recent years has been beautifully fitted with a panel enclosed bath with wall mounted shower attachment above, vanity wash hand basin and low-level flush WC. The walls are fully tiled and there is a wall mounted stainless steel heated towel rail.

Externally, the front garden is conveyed with the property and benefits from a south-easterly orientation. Mainly laid to lawn there is a large storage unit which also offers a good degree of privacy from Belle Vue Road. To the rear, there is an allocated off road parking space to the rear via Old Priory Road.

A stunning home, and one we are sure will be popular an internal inspection comes highly recommended!



KEY POINTS

Beautifully refurbished
Open Plan living/Kitchen

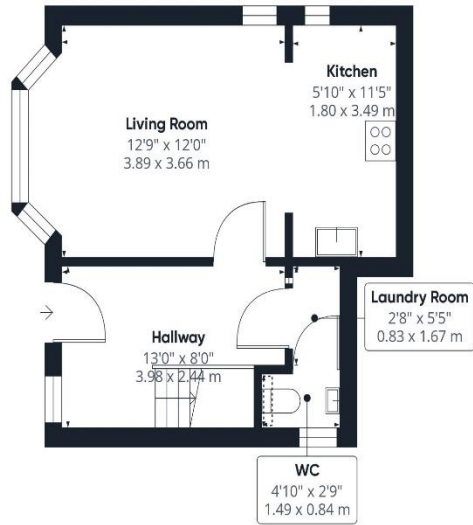
Two bedrooms

Modernised Kitchen &
Bathroom

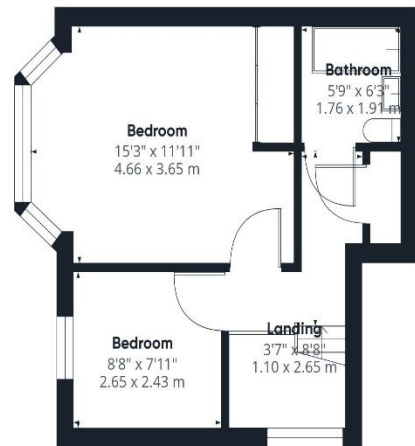
Close to sandy beaches

Private front garden

Off road parking



Ground Floor



Floor 1

Approximate total area⁽¹⁾

716.81 ft²
66.59 m²

Reduced headroom

1.57 ft²
0.15 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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EPC TO FOLLOW

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