



45 Irving Road, Southbourne,  
Bournemouth, Dorset, BH6 5BQ

**Asking Price**  
**£399,950**

**youhome**<sup>®</sup>  
01202 544500 [www.youhome.co.uk](http://www.youhome.co.uk)

**RECENTLY REFURBISHED, 4  
BEDROOM, DETACHED FAMILY  
HOME**

- \* 3 doubles and 1 single bedroom
- \* Substantial open-plan kitchen / living / dining area
- \* Lounge with open-fire
- \* Utility room
- \* Downstairs cloakroom
- \* Family bathroom with under-floor heating
- \* Garden with patio area
- \* Larger than average timber shed
- \* Off-road parking

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YOUhome® are pleased to offer for sale this spacious family home in a highly sought after residential location. The accommodation comprises on the ground floor: wood flooring throughout and an enlarged open-plan kitchen/ living / dining area. There is an island breakfast bar, contemporary units and double-glazed French doors opening onto the patio. The kitchen then leads through to the relaxed living area / sun room under a glass roof with French doors to the garden and round to the dining area. There is also a utility room, cloakroom and a more formal lounge featuring an open fire. Upstairs, there are 3 double bedrooms, 2 with fitted wardrobes, 1 single (currently used as a study), family bathroom with 'his and hers' hand basins and under floor heating.

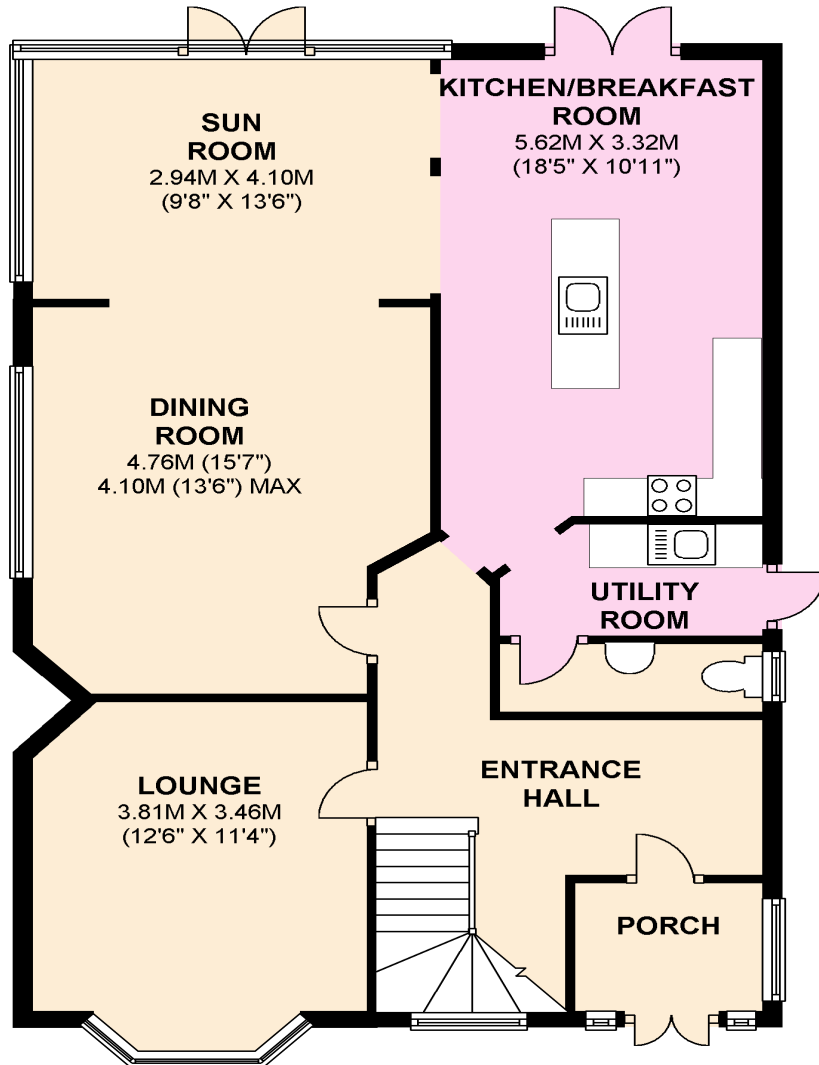
Outside, there is a patio and decorative flower beds made from railway sleepers, with the remainder of the garden laid to lawn. There is also a larger-than-average timber shed and off-road parking.

The property is situated in the very popular location of Southbourne with excellent primary and junior schools in close proximity. Nearby is the historic town of Christchurch with its 11th Century Priory, Town Quay, weekly market and stylish boutiques. Bournemouth with its seven miles of golden sandy beaches is just a short drive away.



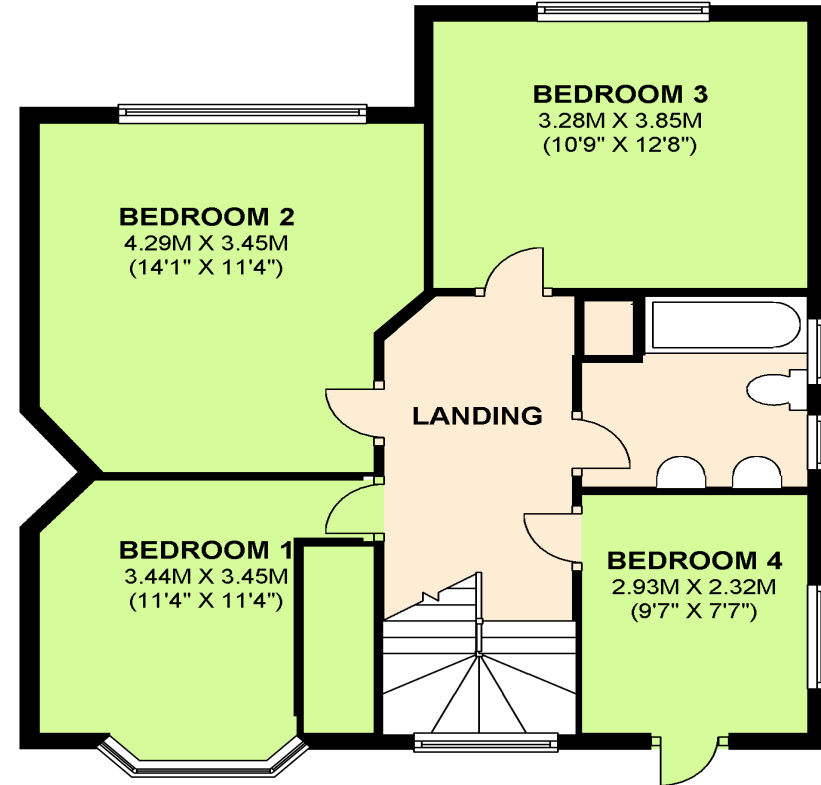
## GROUND FLOOR

APPROX. 85.0 SQ. METRES (914.6 SQ. FEET)



## FIRST FLOOR

APPROX. 61.9 SQ. METRES (666.4 SQ. FEET)



TOTAL AREA: APPROX. 146.9 SQ. METRES (1581.0 SQ. FEET)

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**YOU**know briefs you on property transactions. **YOU**eye watches the market for you. **YOU**sell describes how we market your home to get you the best possible price. **YOU**buy gives you highly informative insight into the homes we have for sale and local lifestyle.

### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to YOUhome®.

**you home**®



**Square Footage**  
Approximately 1581 sq.ft

**Fixtures and Fittings**  
To be confirmed.

**Services**  
Mains water, electricity and gas radiator heating, none of which have been tested.

**Method of Sale**  
This property is being offered for sale via Private Treaty.

**Tenure**  
Freehold

**Local Authority**  
Bournemouth Borough Council

**Council Tax**  
Band D - £1,453.23 for 2009/2010.

**Viewing**  
Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP. Tel No: 01202 544500.

**Directions**  
From our office in Old Christchurch proceed to the roundabout and continue straight over to the Lansdowne roundabout. Proceed straight over into Christchurch Road. At the next roundabout proceed straight over and follow Christchurch Road past Boscombe Gardens on the right and take the next turning on the right into Boscombe Spa Road. Follow the road to the left into Owls Road and proceed over two sets of traffic lights and continue along this road where eventually it becomes Wentworth Avenue. At the T-junction turn right into Southbourne Grove, turn left into Tuckton Road then turn right into Southlea Avenue. Irving Road is the third turning on the left.

**URL**

**Draft Details**  
**We are awaiting confirmation of the details from the vendor(s).**

