



14 PADFIELD CLOSE
SOUTHBOURNE
BH6 5LU

OFFERS IN EXCESS OF
£425,000
FREEHOLD

“ A well presented,
three double
bedroom end of
terrace house in a quiet
cul-de-sac, close to
Iford playing fields
and a short distance
to Southbourne high
street”

Winkworth

for every step...

OFFERS IN EXCESS OF £425,000

3 Double Bedrooms
Well Maintained Throughout
End Of Terrace
Open Plan Kitchen / Breakfast Room
Generous Rear Garden
Ground Floor Cloakroom
Off Road Parking For Three Vehicles

EPC: D | COUNCIL TAX: C | FREEHOLD

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Why Padfield Close?

Padfield Close enjoys a peaceful yet convenient cul-de-sac location close to Iford playing fields and Southbourne's bustling high street where you will find an array of independent cafe's, restaurants, micro breweries and convenience shops. Southbourne clifftops are approximately a mile away where you can have a coffee and admire the views from the Isle of Wight over to Old Harry Rock. Take a stroll along the promenade that stretches from Hengistbury Head through to Sandbanks or take part in the many watersports available by Boscombe Pier. Christchurch town is approximately two and a half miles away. This convenient location also benefits from nearby bus stops with Pokesdown and Christchurch train station located nearby.

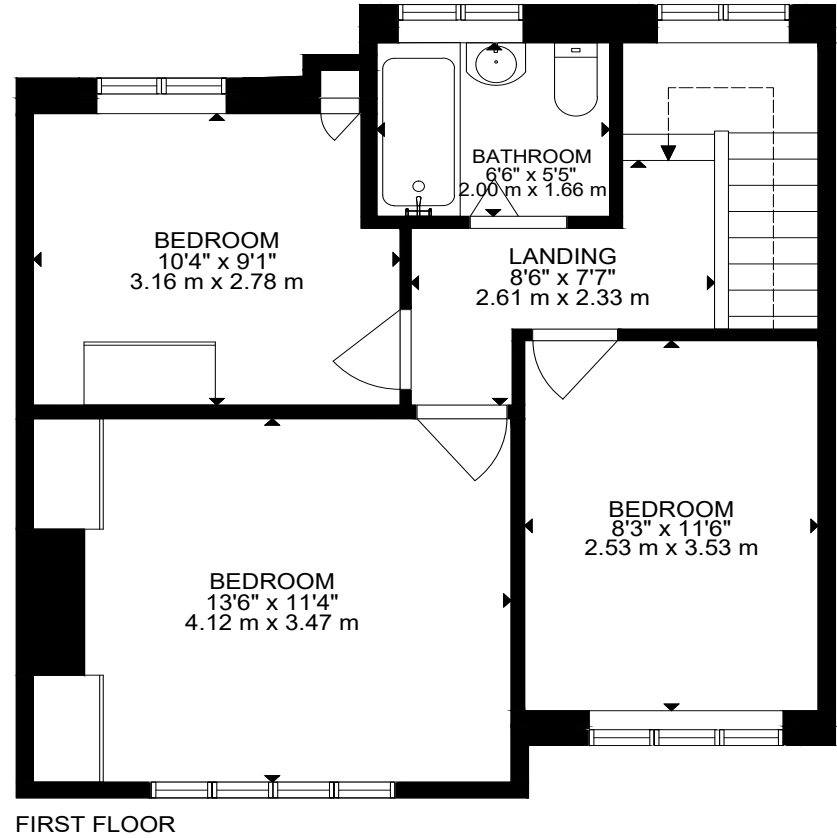
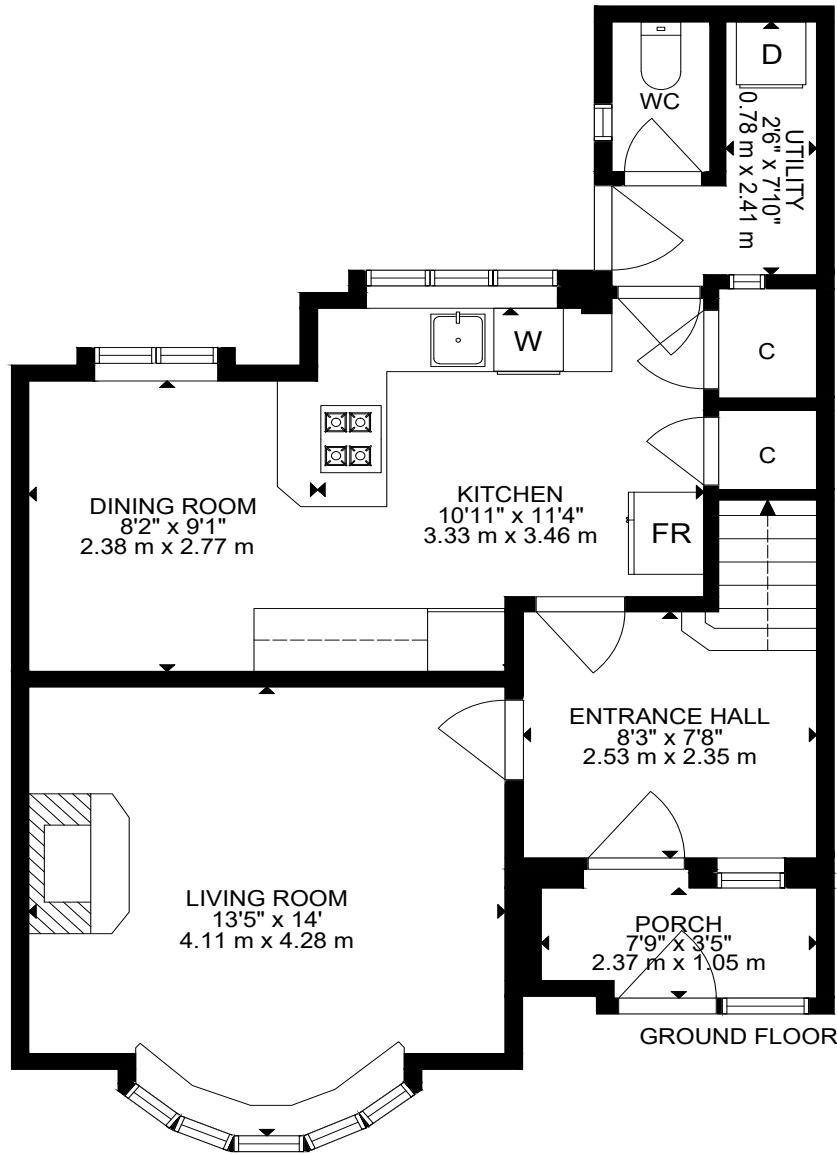
This three double bedroom end of terrace property is well maintained throughout. The lounge benefits from a feature fireplace and a large bay window to the front, flooding the room with natural light. The kitch

en / breakfast room is well equipped with a range of storage cupboards, integrated mid height oven and hob with space and plumbing for washing machine and American style fridge / freezer with wood effect flooring to complement. A door leads through to a utility area and the ground floor cloakroom with direct access to the rear garden.

There are three double bedrooms located on the first floor, all serviced by the family bathroom which includes a bath with overhead shower and glass showerscreen, wash hand basin and WC, fully tiled walls and flooring.

The garden is generous in size and mainly laid to lawn with a green house for any grow your own enthusiasts. There are two additional storage sheds. The front of the property has a gravel driveway with off road parking for three vehicles.





GROSS INTERNAL AREA
 GROUND FLOOR: 613 SQ FT, 57 m², FIRST FLOOR: 527 SQ FT, 49 m²
 TOTAL: 1140 SQ FT, 106 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

Winkworth

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