



Estate Agents



Auctioneers

Cromwell Road, Southburne, Bournemouth, Dorset, BH5 2JN

Guide Price £300,000 – Freehold

Three Bedroom Character Cottage with Large Rear Garden
Entrance Lobby | Two Separate Reception Rooms | Kitchen | Ground Floor Bathroom
First Floor Landing | Three bedrooms | Off Street Parking | 120' Rear Garden | No Chain

A rare opportunity to purchase a Victorian three bedroom character cottage situated in a most convenient location close to the popular high street at Southbourne Grove with its cosmopolitan array of independent shops, bars and restaurants as well as Pokesdown Train station giving swift access into Bournemouth and London Waterloo. The house features an incredible 120' rear garden, double glazing and a re-tiled roof; internally the property now requires modernisation but it has the potential to make a fantastic family home once again. Viewing recommended - No Chain.

Enter through the composite front door into the entrance lobby which leads to the front reception room - there is a window to the front a large built in storage cupboard and a door leading to the rear reception room. From the rear reception room a staircase leads up to the first floor and further doors lead to the bathroom and the kitchen. The bathroom has a bath and wash basin, with a separate w/c off the kitchen. The kitchen has a door leading to the side access.

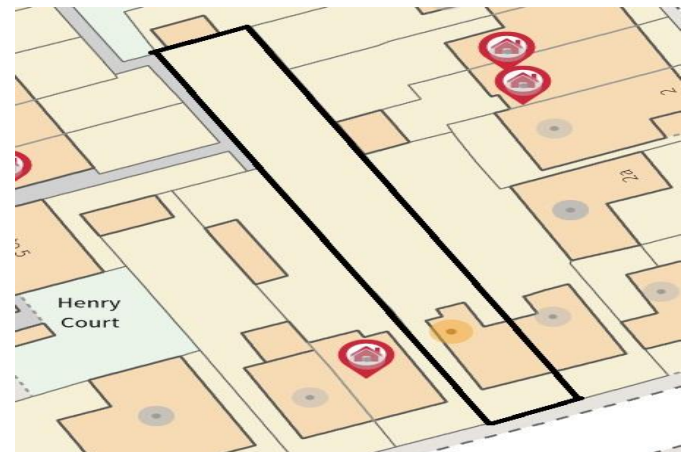
Upstairs there are three bedrooms all with double glazed windows, and there is access to loft space from landing.

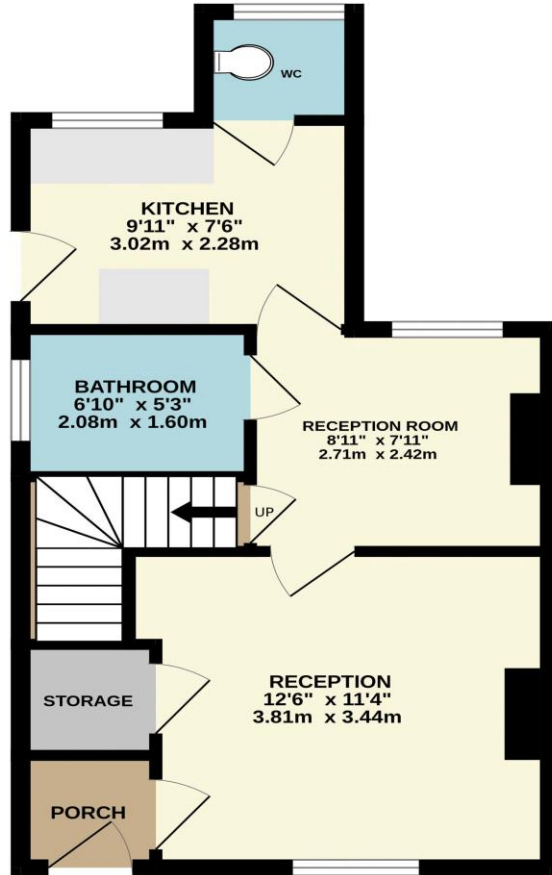
Outside, at the front of the property there is a gated driveway with off road parking for one car. Side access leads to the superb rear garden of approx.120' in length which has mature shrub borders, a pond and large shed to the rear.

Council Tax Band: B

EPC Rating: 8 | G

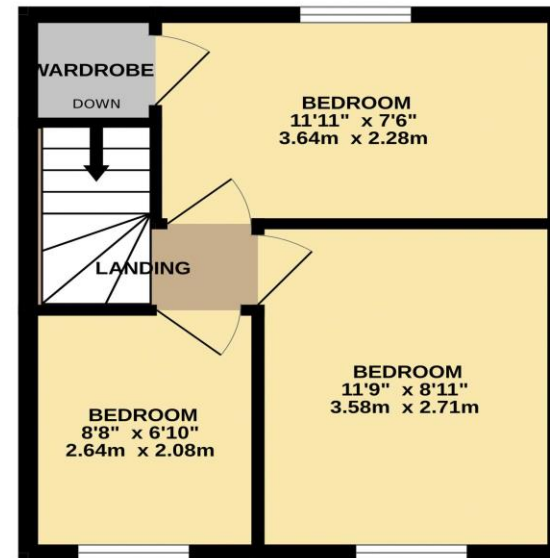






GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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