



Estate Agents



Auctioneers

Cromwell Road, Southbourne, Bournemouth, Dorset, BH5 2JN
Guide Price £275,000 – Freehold

Three Bedroom Character Cottage | Porch | Two Reception Rooms | Kitchen | Bathroom | Landing | Three Double Bedrooms
Close to local Amenities | 60ft Rear Garden | No Chain | Local To Pokesdown Train Station

***** UNEXPECTEDLY REAVAILABLE ***** This is a rare and exciting opportunity to acquire a charming three-bedroom semi-detached cottage, ideally located in a bustling neighbourhood with convenient access to local shops in Southbourne and Pokesdown. The area is also home to excellent local schools, Pokesdown train station, and the expansive Kings Park, making it an ideal location for families and commuters alike.

The cottage is equipped with UPVC double glazing and gas central heating. Its layout features two spacious, separate reception rooms and a kitchen. On the ground floor, there is also a shower room and a WC.

Upstairs, you will find three generously sized bedrooms. Additionally, the property includes an attic with four Velux windows, providing ample boarded-out storage space. The cottage also boasts a charming 60-foot rear garden. Although the house requires modernisation throughout, it presents a fantastic opportunity for those looking to add their personal touch and represents an excellent chance to step onto the property ladder.

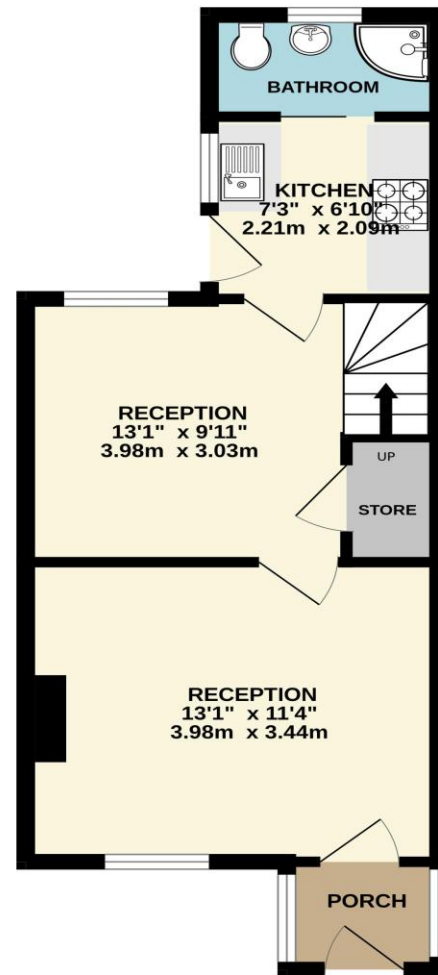
Viewing Recommended - Sole Agents.

Tenure: Freehold
EPC Rating: 63 | D
Council Tax Band: B

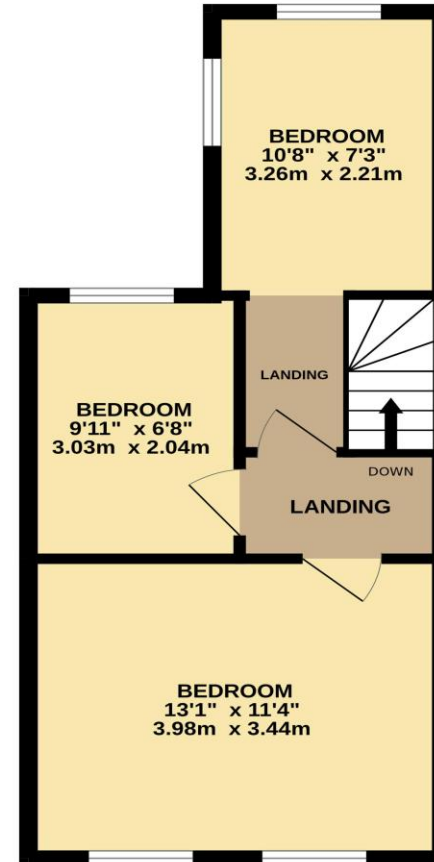




GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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