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Springbank Road, Bournemouth, BH7 7EN

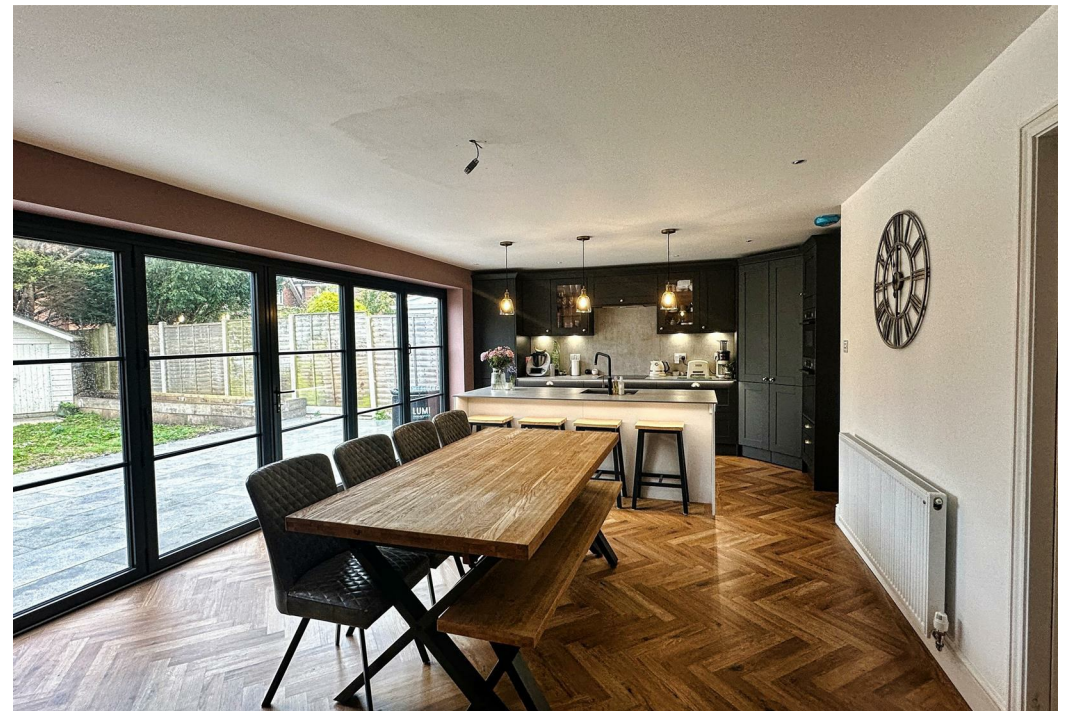


# 30

## Springbank Road, Bournemouth, BH7 7EN

**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** An exceptional detached family residence nestled at the end of a serene cul-de-sac in Bournemouth. This exquisite abode has undergone extensive extensions and renovations by its present occupants, resulting in a delightful, luminous living space. Highlights encompass an inviting entrance hallway, a charming snug-style lounge, an awe-inspiring open-concept kitchen/living area boasting two sets of bi-fold doors leading to the garden, a convenient utility room, and a downstairs cloakroom. The upstairs presents three generously proportioned double bedrooms, a master bedroom complete with an en-suite shower room, and a family bathroom. Outside, a spacious rear garden awaits, featuring stone paving and a newly laid lawn (to be laid), along with ample off-road parking and a garage. We highly urge a personal viewing to fully grasp the quality and refinement this property offers.

Guide Price: £600,000, Tenure: Freehold



*Entrance Hallway:*

*Kitchen/Breakfast Room: 5.80 x 3.91 (19'0" x 12'9")*

*Lounge: 4.49 x 3.84 (14'8" x 12'7")*

*Living Room: 6.96 x 3.84 (22'10" x 12'7")*

*Utility Room: 3.19 x 2.30 (10'5" x 7'6")*

*Downstairs Cloakroom:*

*Master Bedroom: 3.83 x 2.98 (12'6" x 9'9")*

*En-Suite Shower Room:*

*Bedroom Two: 3.27 x 2.98 (10'8" x 9'9")*

*Bedroom Three: 3.47 x 3.45 (11'4" x 11'3")*

*Family Bathroom:*

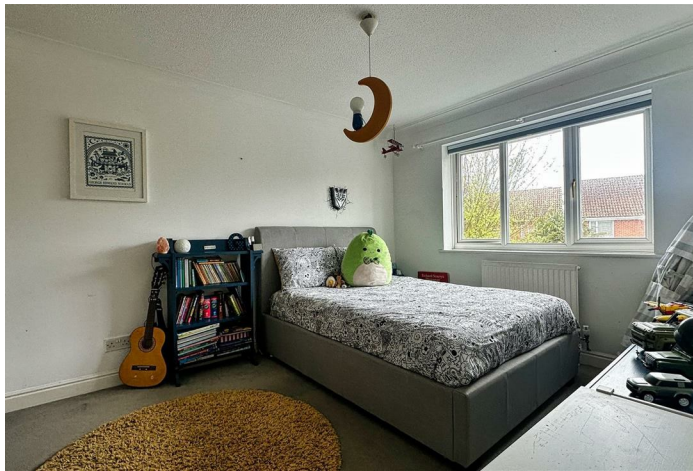
*Garage: 3.31 x 3.19 (10'10" x 10'5")*

*Notes:*

Planning permission was granted in 2021 to build over the garage to add a further bedroom and two en-suite bathrooms. Reference: 7-2021-28339

The rear garden is due to be re-laid in the coming weeks.







## *Tenure*

Tenure: Freehold

Postcode: BH7 7EN

EPC: C

Council Tax: E

School Catchment Area: Please contact BCP for current admission information

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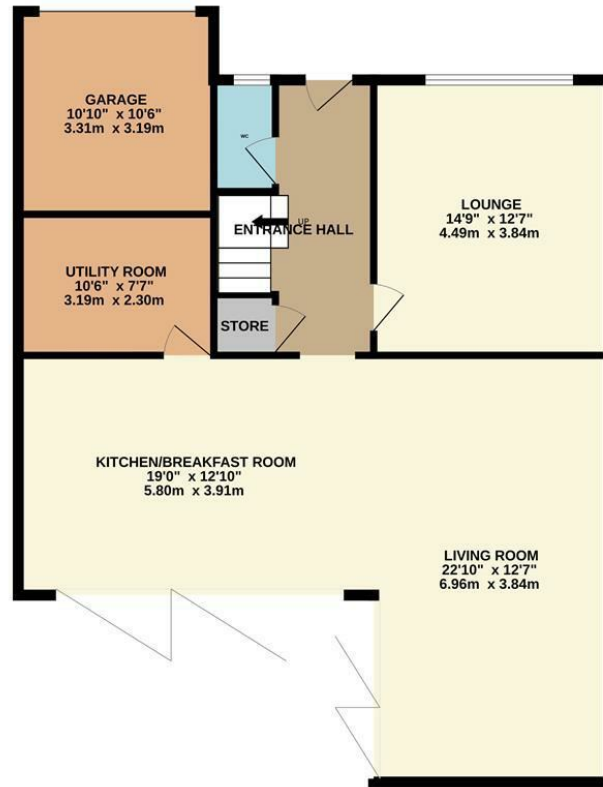
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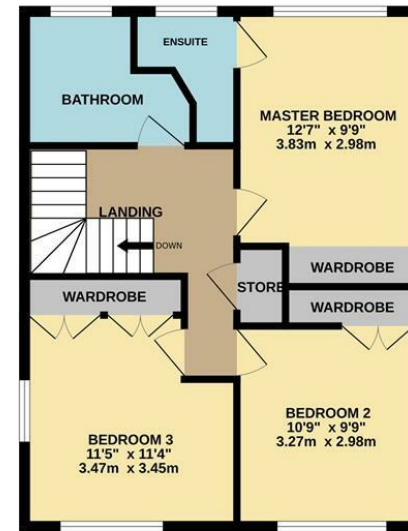
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GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

